

Town of Wellesley

Historic Preservation Pre-Survey

Final Report

***Submitted to
Wellesley Historical Commission
Town of Wellesley, Massachusetts***

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There's a Difference! (information brochure on historic districts)

ABSTRACT

The town of Wellesley, by and through the Wellesley Historical Commission, utilized Community Preservation funds to conduct an assessment known as the Historic Preservation Pre-Survey. The three-phase project, concluding with a public meeting of the Wellesley Historical Commission and other town boards, provides the Wellesley Historical Commission with a plan for updating and expanding the town's communitywide comprehensive historic properties inventory, to support preservation advocacy efforts, future work toward achieving historic designations for significant areas and individual properties, and local preservation planning activities. The pre-survey refines and amends specific cultural resource recommendations included in the *Town of Wellesley Comprehensive Plan Update, 2007-2017*.

Historic properties inventories in Massachusetts – the inventory forms produced and the survey methodology used to create them – must conform to the requirements of the Massachusetts Historical Commission (MHC). The MHC administers the historic preservation planning program in the Commonwealth, in accordance with principles and practice established by the National Park Service, U. S. Department of the Interior. Wellesley's historic properties inventory is maintained locally, with a duplicate set of inventory forms on file at the MHC offices in Boston, as part of the Inventory of Historic and Archaeological Assets of the Commonwealth.

During the pre-survey project, the consultant supplied the Wellesley Historical Commission with information on the goals and products of communitywide comprehensive surveys in Massachusetts. The consultant reviewed survey activity in Wellesley to date, and assessed how well the existing Wellesley inventory meets current MHC expectations. Priorities were identified to guide the selection of areas and individual properties for documentation. A brief historic context, or framework, was provided for understanding the relative significance of different types of historic resources in the town. Lists of specific areas and individual properties were then developed, accompanied by recommendations for approaching the survey work required. Sample completed MHC inventory forms illustrate the information needed. As part of the project, the Wellesley Historical Commission requested recommendations for listing districts and individual properties in the National Register of Historic Places. These recommendations assist the Wellesley Historical Commission in prioritizing areas and properties that merit updated survey documentation.

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INTRODUCTION

Historic resources are major character-defining features of Wellesley's cultural landscape and heritage. They are inextricably linked with the community's image and quality of life, and provide tangible evidence of growth and change in Wellesley over more than three centuries. Preservation of Wellesley's historic resources is in the public interest.

Preservation planning helps cities and towns articulate their community character, so they can protect that character while managing growth and change. "Saving it all" is not the goal of preservation planning. The preservation planning process is designed to encourage objective analysis of the town's historic resources, so informed decisions may be made about which resources are most important to the community and merit preservation.

As established by the National Park Service, and administered in Massachusetts by the Massachusetts Historical Commission (MHC), preservation planning involves three steps: **identification, evaluation, and protection**. Communities **identify** historic resources by conducting comprehensive historic properties surveys that record the location, form, appearance, condition, and history of those resources. The product of the survey is known as the inventory. Resources selected for documentation are generally at least fifty years old at the time of survey. The inventory provides the baseline information needed to **evaluate** those historic resources: assess whether they retain sufficient integrity to convey their historic associations, and determine their significance relative to other historic resources in the community. After establishing priorities for preservation, communities **protect** historic resources through a variety of programs and partnerships, including rehabilitation and reuse, local bylaws, and state and federal environmental review.

The Wellesley Historic Preservation Pre-Survey project is confined to "above-ground," or non-archaeological, historic resources. Per the expectations of MHC staff, the identification, evaluation, and protection of prehistoric and historic archaeological sites in Wellesley must be undertaken with the guidance of professional archaeologists working with an archaeology-specific project Scope of Work, in coordination with the State Archaeologist and staff archaeologists at the MHC.

CHAPTER 1 **METHODOLOGY OF PRE-SURVEY PROJECT**

Wellesley's Historic Properties Inventory: Goals

The historic properties inventory is expected to include both unique and representative examples of different types of historic resources in Wellesley, illustrating how the town developed to 1960. The survey seeks to record the most intact examples of this development and demonstrate how the town's historic resources are concentrated. These resources may include:

- ❑ *areas*, such as residential streets and neighborhoods, estates, school campuses, and mixed-use village areas;
- ❑ *buildings*, such as dwellings, commercial or industrial blocks, and municipal and private institutional buildings;
- ❑ *outbuildings*, such as barns, carriage houses, and garages;
- ❑ *structures and objects*, such as bridges, monuments, statues, and fountains;
- ❑ *landscapes*, such as parks, campuses, and scenic roads; and
- ❑ *burial grounds and cemeteries*.

To meet MHC requirements that the town's inventory be both communitywide and comprehensive in nature, the process of identifying new resources for documentation is guided by the goals of recording resources:

- ❑ in each geographic area of Wellesley;
- ❑ from a range of historic time periods;
- ❑ illustrating the range of themes in the town's history and development;
- ❑ reflecting the range of historic uses (residential, educational, commercial, industrial, private institutional, municipal, *etc.*) in the town; and
- ❑ reflecting the range of historic resource types (areas, buildings, structures, objects, landscapes, burial grounds, *etc.*) present in the town.

MHC inventory forms are used to record information on the location, form, appearance, condition, and history of Wellesley's historic resources. Inventory forms include recommendations, if appropriate, for listing in the National Register of Historic Places, per National Register criteria. Original inventory forms, base maps, and survey reports are filed with both the MHC and the Wellesley Historical Commission.

See ***MHC Know How #6***, appended to this report and available online through the publications section of the MHC web site, for frequently asked questions about historic properties inventories.

Survey Activity in Wellesley to Date (Existing Inventory)

Work on Wellesley's historic properties survey began in the early 1970s, with volunteers from the Wellesley Historical Commission undertaking the task of completing inventory forms. The early focus of the survey was construction that pre-dated the town's incorporation in 1881. Members of the Wellesley Historical Commission worked diligently through the mid-1980s to expand the town's inventory, covering many sections of the town and documenting a range of buildings associated with different time periods, historic themes, and uses. In 1988, the commission updated several of these forms based on additional research. A survey of properties on Cottage Street in 1979 was completed during the study of the local historic district designated there in 1980. Subsequent surveys from 1985 to 1988 included institutional buildings (principally houses of worship), recorded by volunteers, and commercial buildings (including apartments), recorded by an intern working with the Wellesley Historical Commission. The Historical Commission inventoried an estimated 300-400 historic resources during these early phases of the survey.

By the late 1980s, the demands of preservation planning had shifted from an emphasis on individual historic buildings to a cultural landscape approach that also recognized the importance of clusters or concentrations of historic resources, including non-building resources. Two surveys in Wellesley, undertaken from 1988 to 1990 by preservation planning consultants, reflected aspects of this new approach. A survey of Wellesley College documented not only buildings and clusters of buildings, but also a number of landscapes, structures, and the circulation system (roads and paths) of the campus between Washington Street and Central Street. Commissioned by Wellesley College, the survey recorded five (5) areas of the campus, highlighting individual buildings, structures, objects, and landscapes, plus a number of resources individually. To expand the town's survey coverage of post-1881 development, the Town of Wellesley and the Wellesley Historical Commission received a Survey & Planning grant from the MHC to conduct a communitywide survey of residential properties constructed from 1882 to 1940. Among the survey products were area inventory forms for twenty-nine (29) subdivisions and other clusters of historic residential development throughout the town. Over 1,780 dwellings in Wellesley are located within the boundaries of these inventoried areas; photographs and property-specific research were provided for 440+ properties.

The MHC, as the central repository for historic properties inventory forms in the Commonwealth, has inventory forms for a number of historic resources in Wellesley that were submitted by parties other than the local historical commission and Wellesley College. These resources include historic bridges, recorded by the Massachusetts Highway Department (formerly Massachusetts DPW) and the Historic American Engineering Record; components of the water supply system for metropolitan Boston, recorded by consultants to the former Metropolitan District Commission; and outdoor sculptures at Wellesley College and Babson College, recorded by volunteers for the SOS (Save Outdoor Sculpture) program sponsored by the National Institute for the Conservation of Cultural Property.

The most recent survey activity in Wellesley, from 2004 to 2006, has focused on culturally significant landscapes documented by a landscape historian and preservation consultant. Fuller Brook Park was recorded for the town in anticipation of a Natural Resources Commission project to list the park in the National Register of Historic Places (listing is pending as of this writing). The Congregational Church Cemetery at 2 Central Street, documented for the Congregational Church, is the first burial ground or cemetery in Wellesley to be recorded in the inventory.

Understanding Wellesley's Historic Resources in Context

Certain preservation planning documents identify themes (areas of significance) in Wellesley's history, and provide a framework for better understanding the town's historic resources and determining which resources should be inventoried. The ***Reconnaissance Survey Report: Wellesley*** (1980), also known as the ***Town Report***, is available online through the MHC web site. This report is a product of the MHC's statewide reconnaissance survey, a field and documentary assessment of historic development patterns and surviving historic resources throughout the Commonwealth. The Wellesley report provides an overview of topography, political boundaries, transportation, population, settlement patterns, economic base, and architecture in the town from ca. 1500 to 1940. Pursuant to the methodology established by the statewide reconnaissance survey in the 1980s, the ***Town Report*** identifies seven periods of historic development in Wellesley: Contact Period (1500-1620), First Settlement Period (1620-1675), Colonial Period (1675-1775), Federal Period (1775-1830), Early Industrial Period (1830-1870), Late Industrial Period (1870-1915), and Early Modern Period (1915-1940). If the town reports were to be updated, the Modern Period (1940-1960s) would be added.

A second survey report, ***Wellesley Residential Properties Survey (1882-1940): Final Report*** (1990), was prepared in connection with the grant survey project undertaken by the Wellesley Historical Commission. This report, with the accompanying inventory forms, is available for review at the Wellesley Free Library. Per MHC survey requirements, the final report includes a narrative history that is expected to expand the information already contained within the MHC ***Town Report***. The narrative history produced for Wellesley's survey is divided into two sections, the first primarily addressing the town's history, and the second discussing specific examples of architectural styles from the 1882-1940 period.

The historical overview in the survey final report identifies five historic centers in Wellesley – Wellesley Fells (formerly Unionville or Pine Plain); The Hundreds; Lower Falls; Wellesley Hills (formerly North Needham or Grantville); and Wellesley (formerly West Needham) – and outlines the major developments in each, up to the town's incorporation in 1881. Topics addressed include Wellesley's agricultural roots, industrial development, the emergence of commercial nodes, the role of the railroad in the community's expansion, construction of early municipal buildings and houses of worship, and the evolution of residential development from scattered farmsteads to the introduction, by the 1850s, of Wellesley's first large-scale subdivision. These topics principally correspond to historic themes of **agriculture, industry, commerce, transportation, government, religion, exploration/settlement, and architecture**.

A more detailed narrative in the survey final report covers the town's history from 1882 to 1940. **Ethnic heritage** is a significant theme to emerge during this period; the majority of Wellesley's foreign-born population was Irish or, later, Italian, with a long-established family of Alsatian descent near South Natick. **Community development and planning** relates to Wellesley's municipal and infrastructure improvements, ranging from the construction of Town Hall (1883/1885) to the establishment of public parks, through the generosity of Horatio Hollis Hunnewell, his heirs, and other residents of means. The theme of **landscape architecture** is associated with the history of the Wellesley Farms railroad station, the Hunnewell Estate on Washington Street, the Wellesley College campus, Fuller Brook Park, and other important landscapes in the community, particularly those representing the work of professional landscape architects. Extant historic resources associated with **industry** are especially significant in Wellesley due to their relative rarity in a town that cultivated a largely residential character from the late 19th century onward.

Most historic areas and individual properties currently inventoried or to be surveyed in the future would likely have some association with the themes of **architecture** and **social history**, as these are the most common areas of significance for historic properties in Massachusetts. Dominating Wellesley's historic architecture is residential construction. The town's residential landscape displays a blend of farmsteads along previously rural routes; neighborhoods of small-scale dwellings associated with pre-1881 industrial or railroad locations; custom-built high-style estate dwellings principally dating to the last quarter of the 19th century; a wide range of speculative and custom dwellings, largely single-family in nature and constructed in 19th and 20th-century subdivisions; early 20th-century summer cottages ("summer camps") associated with the electric street railways; apartment houses from the first half of the 20th century; and scattered infill construction. As most pre-1881 residences in Wellesley are documented as individual buildings, further study would confirm whether clusters of these residences survive. Residential subdivisions from the 1882-1940 period have been studied closely, though certain forms of residential development from that period, including apartments and other dwellings to house the town's burgeoning population of students, professors, and unmarried professionals, are not well understood. Residential development from the 1940-ca. 1960 period has yet to be recorded in the inventory. Numerous individuals and real estate trusts were connected with real estate development in Wellesley, among them Daniel Ayer, Albion R. Clapp, Albion K. Howe, John Sawyer, Cyrus Washburn, Joseph E. Fiske, Charles N. Taylor, the Abbott family, Isaac Sprague, Jr. and the Maugus Real Estate Trust, Maurice Dunlavy, Helen Temple Cook, the Babson Park Company, George A. Haynes and his son G. Arnold Haynes, Ralph O. Porter, and Anthony Epifano and his son, Silvio Epifano.

Complementing the town's residential development is construction of buildings of communitywide significance, such as houses of worship and municipal buildings such as public schools. Broader study of the architects of these and the residential buildings is warranted, to determine specifically how Wellesley buildings fit into the professional careers and bodies of work of these individuals and firms. A list of architects whose work is represented in Wellesley is too lengthy to be included here, but includes some whose work is known on a regional or national level.

Education is an important theme in Wellesley's history. In most Massachusetts communities, this theme is confined to the growth and development of the town's public school system, from the elementary level through high school. In Wellesley, the education theme through the 1960s extends to the establishment and growth of several private institutions, including Wellesley College, Dana Hall School, Tenacre Country Day School, the former Pine Manor Junior College, Babson College, Academy of the Assumption, and the elementary schools at two of Wellesley's Roman Catholic parishes, St. John the Evangelist and St. Paul. Additional themes associated with these resources would include, as appropriate, **women's history**, **religion**, and/or various subject-specific themes for which the faculty or buildings of these institutions were known, including **literature**, **economics**, **music**, **science**, **art**, *etc.*

Additional historic context for Wellesley may be found in the National Register of Historic Places thematic nomination for the ***Water Supply System of Metropolitan Boston*** (NR 1990), which incorporates the components of the water system along the Cochituate Aqueduct (1846-1848) and the Sudbury Aqueduct (1875). These elements are significant for their associations with architecture, community planning, and **engineering**. Engineering also is a historic theme for Wellesley's bridges, among them the Kingsbury Street Bridge, recorded in detail by the Historic American Engineering Record (HAER) program of the National Park Service.

Opportunities for Improving the Historic Properties Inventory

By expanding and updating the town's historic properties inventory, the Wellesley Historical Commission ensures the inventory would reflect, more accurately, the presence of historic resources throughout the town. Future survey needs are dictated in part by the limits of the survey work already completed.

General observations about Wellesley's existing inventory:

- ❑ In terms of construction date and historic period, about 15% of the resources in the town's inventory pre-date 1870, about 80% date from 1870 to 1940, and 5% post-date 1940.
- ❑ The comparatively limited number of inventoried resources from the early periods of Wellesley's history suggests well preserved historic resources pre-dating Wellesley's incorporation in 1881 are more likely to be of townwide significance.
- ❑ The MHC currently recommends that comprehensive surveys include resources in place by ca. 1960, and most of Wellesley's inventory is confined to resources in place by 1940. Given what is known about Wellesley's residential development during the post-World War II era,¹ post-1940 resources are under-represented in the town's inventory. Survey covering the 1940-ca. 1960 period is warranted.
- ❑ Area forms for clusters or concentrations of historic resources documented in 1988 or earlier should be a priority, as survey methodology of that period did not sufficiently recognize historic areas. Areas display visually cohesive historic streetscapes and/or encompass buildings with common historic associations. The town's village areas, as well as additional residential neighborhoods, lend themselves to documentation with MHC area inventory forms.
- ❑ While the Wellesley College campus has been inventoried, other private educational complexes (e.g., Babson College, Dana Hall School, Tenacre Country Day School) also contribute to the character of the community's built environment. These complexes have yet to be documented.
- ❑ Geographically, the Wellesley inventory includes historic properties in most parts of town. Notable exceptions are those areas not developed until the 1940-ca. 1960 period or associated with private educational complexes.
- ❑ Dominating the Wellesley inventory are single-family dwellings associated with the historic themes (areas of significance) of architecture and community planning. While these resources reflect the importance of single-family home construction in Wellesley's growth and development through 1940, other types of residential buildings (e.g., apartment buildings) and other resources associated with a wider range of themes and uses would appear to be targets for future documentation.

Bibliographies compiled over the last twenty years identify a number of primary and secondary sources that would be consulted for future survey work in Wellesley. Preservation consultants compiled these bibliographies in 1989 (Wellesley College survey), 1990 (residential properties survey), 2004 (Fuller Brook Park survey), and 2005 (National Register nominations for Elm Park and Clock Tower, Wellesley Hills Branch Library, and Katharine Lee Bates House). In addition to

¹ Over one-third of Wellesley's housing was built in the twenty years between 1940 and 1959, according to the *Town of Wellesley Comprehensive Plan Update 2007-2017* (p. 29).

the maps and atlases, town directories, *Annual Town Reports*, and published town histories typically consulted during historic properties research, these bibliographies identify archival collections, newspapers, professional journal articles, town-planning documents, and other sources. These sources would be reviewed as needed during the compilation of new bibliographies for future survey projects. Since the most recent surveys in Wellesley were completed, the town's building permits have been scanned and indexed, providing additional research tools for future projects.

Factors in selecting areas and individual properties for survey (either for updating of existing inventory forms or preparation of new inventory forms), were expected to include:

- ❑ uniqueness in Wellesley;
- ❑ good example of a particular resource type or architectural style;
- ❑ prominence in the landscape;
- ❑ good example of historic development patterns (in areas of mixed historic and contemporary [post-1960] development); and/or
- ❑ association with important themes, events, or persons in Wellesley's history, including architects, builders, and developers.

Degree of alteration was expected to be a factor in identifying areas and individual resources for updated forms or future survey. It should be noted, however, that because preservation planning allows for change over time, resources that have sustained some alteration or acquired additions are not automatically disqualified from consideration for survey, particularly if the alterations are reversible and an addition is located at the rear of a building.

When an area form is prepared to update the documentation for a cluster of individually inventoried properties, the individual building forms already on file do not need to be updated as well. Per MHC survey methodology, the new area form would be expected to provide the updated information for those properties recorded individually.

CHAPTER 2 STATE REGISTER OF HISTORIC PLACES

Before identifying areas and individual properties to target for future survey work in Wellesley, it is important to know which properties are listed in the State Register of Historic Places. Ordinarily, historic resources listed in the State Register do not need updated inventory forms.

The State Register is a master list, published each year by the MHC, of resources that have received one of several historic designations established under local, state, or federal law. The State Register includes all Massachusetts properties that are listed in the National Register of Historic Places, located in local historic districts (generally under *M.G.L. c.40C*), or for which preservation restrictions (*i.e.*, preservation easements) have been executed. Note the Denton Road Neighborhood Conservation District (2008) is not listed in the State Register.

TABLE 1
Wellesley Listings in the State Register

NAME	ADDRESS	HISTORIC DESIGNATION (DATE)
Wellesley Town Hall	525 Washington St	National Register (1976)
Moulton, Eaton Mill	37 Walnut St	National Register (1976)
Cottage Street Historic District	Abbott St (16 thru 20) Cottage St (7 thru 49, 52 thru 59) Waban St (10, 12, 14, 17) Washington St (625, 626, 629 thru 641 odd, and eastern end of parcel at 636) Weston Rd (12 thru 32 even, 15, 19, 25)	Local historic district (1980)
Intermediate Building	324 Washington St	National Register (1981)
Wellesley Farms Railroad Station	Croton St Extension	National Register (1986)
Elm Bank Historic District (most of district is in Dover)	Cheney Bridge, Cheney Dr, Wellesley	National Register (1987) Preservation Restriction (1999)
Hunnewell Estates Historic District	Pond Rd (30, 37, 62, 82, 99, 110) Washington St (745 thru 901 odd, 828 thru 890 even)	National Register (1988)
Cochituate Aqueduct Linear District (Water Supply System of Metro. Boston Thematic Resource Area)	Cochituate Aqueduct Charles River Bridge and Siphon Morse's Waste Weir, Dale St	National Register (1990)
Sudbury Aqueduct Linear District (Water Supply System of Metropolitan Boston Thematic Resource Area)	Sudbury Aqueduct Waban Bridge, Charles River Rosemary Brook Siphon – East Chamber Rosemary Brook Siphon – West Chamber	National Register (1990)
Wellesley Hills Branch Library	210 Washington St	National Register (2007)
Elm Park and Isaac Sprague Memorial Tower	305 Washington St	National Register (2007)

Aside from properties in the Cottage Street Historic District, most Wellesley resources are in the State Register due to their listing in the National Register of Historic Places. The National Register is the backbone of the federal government's historic preservation planning program. While individual historic resources and districts may be identified and landmarked at the state and town levels, it is National Register listing that ties these important resources into the federal preservation program.

Administered in Massachusetts through the MHC on behalf of the National Park Service, the National Register of Historic Places is the nation's official list of buildings, sites, structures, objects, and districts important in American history, culture, architecture, or archaeology. Resources may be of local, state, or national significance, and are worthy of preservation and consideration in planning and development decisions. Listed resources must meet the criteria established by the National Park Service. In Massachusetts, all properties listed in the National Register of Historic Places are listed in the State Register of Historic Places. Inventories of historic resources are expected to identify any resources that may be eligible for the National Register.

Though the National Register is not a design review program, listing in the National Register does provide a Massachusetts resource with limited protection from state and federal actions, including private projects requiring state or federal licenses or permits. With National Register listing comes eligibility for certain matching state and federal grants (when available). Income-producing buildings listed in the National Register are eligible for federal income tax benefits for certified rehabilitation. A certified rehabilitation is a substantial historic rehabilitation project, monitored and approved by the MHC and the National Park Service, that has been deemed consistent with the historic character of the building and, where applicable, with the district in which the building is located. A parallel program was introduced in Massachusetts at the state level in recent years. Listing in the National Register does not restrict what a private property owner does with the property when private funds and local permits are used, unless some regional and/or local bylaw or policy is in effect.

For frequently asked questions about listing in the National Register, as well as an explanation of the differences between local historic districts and National Register historic districts, see *MHC Know How #3* and the informational brochure, *There's A Difference!*, both appended to this report and available online through the publications section of the MHC web site.

See **Chapter 3: Recommendations** for further information regarding the process involved in pursuing new National Register listings in Wellesley.

CHAPTER 3 RECOMMENDATIONS

In its present form, the Wellesley historic properties inventory does not fully convey the presence and character of the town's historic resources (to ca. 1960), their distribution across the community geographically, and the range of historic time periods, themes, resource uses, and resource types represented in the town. Since a town's historic properties inventory is the basis of all preservation planning activities at the local, state, and federal levels, **expansion and updating of Wellesley's inventory is a high preservation planning priority** for the Wellesley Historical Commission. Recognizing this, the Historical Commission, in its Scope of Work for the pre-survey project, specified three lists of survey recommendations to be prepared:

- ❑ properties already represented in the inventory, with inventory forms to be revised/updated;
- ❑ properties never inventoried that need inventory forms prepared; and
- ❑ areas for further survey research.

The year 1940 is significant for understanding the status of Wellesley's inventory relative to MHC expectations. Wellesley's last comprehensive communitywide survey concluded in 1990. For inclusion in the town's inventory, areas and individual resources documented at that time generally had to be in place, or substantially completed (in the case of areas), by 1940. This fifty-year cut-off is standard practice in identifying properties to survey, ensuring that resources are evaluated in a historic context achieved with the passage of time.

Survey recommendations in this report distinguish between resources in place by 1940 and resources largely constructed from 1940 to ca. 1960, the current cut-off date for communitywide surveys according to MHC survey methodology. The following lists were prepared to correspond with the lists requested in the scope:

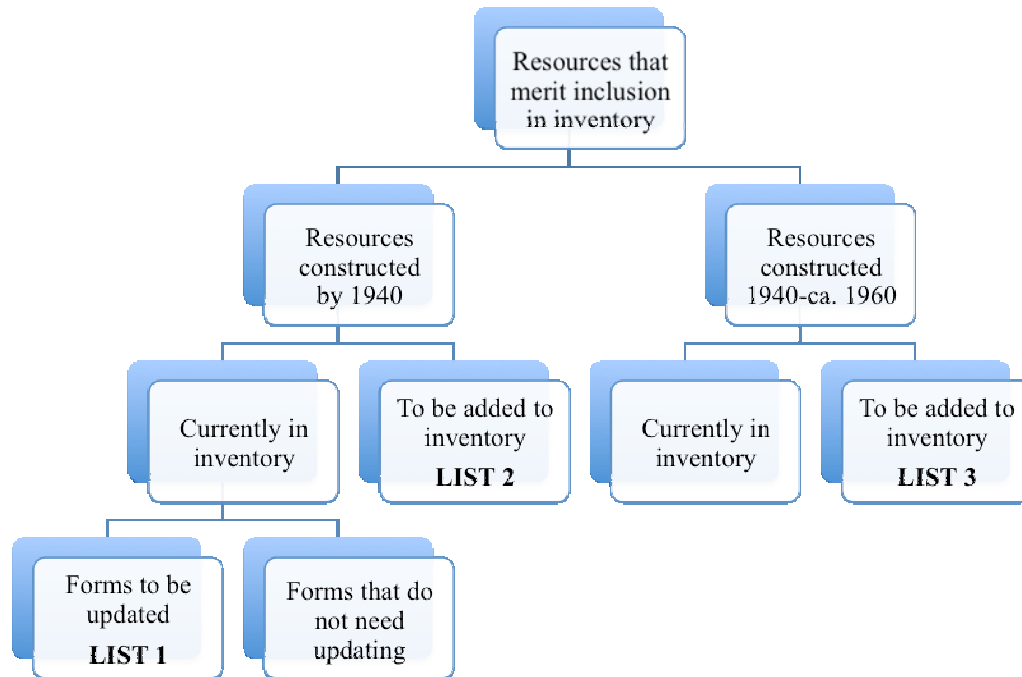
- ❑ List 1: Inventory Forms to Update
- ❑ List 2: Areas and Individual Resources (by 1940) to Add to Inventory
- ❑ List 3: Areas for Further Research (1940-ca. 1960)

A chart illustrating the survey status of Wellesley's historic resources and their connection to the three survey lists appears on the following page. The three lists, prepared in Excel spreadsheet format, are appended to this report. Per MHC requirements, areas to be surveyed, where applicable, appear at the beginning of each list (arranged alphabetically by area or neighborhood name), followed by individual properties to be surveyed (arranged alphabetically by street name).

List 2 - Areas and Individual Resources to Add to Inventory, further categorizes the recommendations by type, according to areas (village area, institutional campuses, residential areas) or individual properties (buildings, open spaces such as landscapes and cemeteries).

Due to differences in survey status among Wellesley's various historic properties, each survey list demands a separate discussion of priorities for survey, including a description of the survey work needed that is specific to the nature of the list.

Survey Status of Wellesley's Historic Resources



List 1 – Inventory Forms to Update

Priorities Buildings recommended for inventory form updates are high-style examples of their respective architectural styles and/or good illustrations of historic development patterns. All properties on this list have potential for individual listing in the National Register.

Generally, existing inventory forms for these properties were completed using older survey methodologies that did not require the level of detail in architectural descriptions and historical narratives MHC expects today. In addition, photographic documentation of these properties does not reflect current conditions, as the corresponding inventory forms are generally twenty to thirty years old. Either the National Register of Historic Places criteria have not been applied to these buildings (mostly due to their early date of inventory), or the MHC has indicated more information is needed to determine a building's eligibility for the National Register. In either case, the inventory forms merit updating.

Some individually inventoried buildings that merit updated documentation are located within the village areas and residential areas identified in ***List 2 - Areas and Individual Resources (by 1940) to Add to Inventory***. In the interest of updating the inventory in the most efficient manner to conform to current survey methodology, as well as meet local planning needs, those buildings, with very few exceptions, are not identified separately in List 1.

Work Needed Each building inventory form requires an **architectural description** and **historical narrative** covering the resource's development through ca. 1960. Current **photographs** accompany the form, along with a **map** showing the location of the inventoried resource. When inventory form updates are submitted to the MHC, the updated forms are filed in the MHC

inventory along with the original inventory forms. If the updated inventory form is submitted to the MHC to accompany a request for National Register evaluation, a **National Register criteria statement form** is completed and attached to the inventory form. See sample completed forms.

As an alternative to generating an entirely new inventory form, an existing inventory form may be updated using MHC inventory form continuation sheets to supply new information and current photographs. The application of this approach to update specific inventory forms needs to be decided on a case-by-case basis.

List 2 – Areas and Individual Resources (by 1940) to Add to Inventory

Priorities Before the late 1980s, MHC survey methodology focused on the documentation of individual properties. While the existing Wellesley inventory conveys the overall character of significant historic residential subdivisions (ca. 1882-1940), the town's village centers, institutional campuses, and other clusters of residential buildings are not as well represented. These gaps in Wellesley's inventory set the town apart from other greater Boston communities that are most active in preservation planning. New area forms for clusters or concentrations of significant historic resources that were individually documented in 1988 or earlier are a high priority.

The **highest priority areas** for survey may display a mix of commercial, institutional, and/or residential building uses. Each of these areas encompasses a significant number of individually inventoried buildings relative to the total number of historic properties in the proposed survey area. Area forms for the following resources would consolidate and update existing documentation for individual buildings already inventoried, add a number of new buildings to the inventory, and provide new information on the architecture, history, and integrity of a historic area as a whole. See appended lists for specific address ranges to be included.

- ☐ Wellesley Lower Falls Village Area **
- ☐ Wellesley Square Village Area
- ☐ Wellesley Hills Village Area
- ☐ Wellesley Fells Village Area **
- ☐ Linden Street-Rockland Street Area
- ☐ Bird Hill Avenue-Washington Street Area

** These areas encompass historic resources that should be updated or inventoried individually, or in smaller areas, if the larger area form is not pursued. See below.

Additional residential areas also merit inclusion in the town's inventory. In most cases, these areas have few, if any, individually inventoried buildings. Further study recommendations from Wellesley's 1990 survey of residential properties were revisited during the pre-survey project to assess the impact of new construction over the last two decades in the recommended areas. Area forms for the following resources would expand knowledge of residential development by 1940 and provide better coverage of residential neighborhoods that are under-represented in Wellesley's inventory. See appended list for specific address ranges to be included.

- ☐ Carlton Road-Eliot Street Area
- ☐ College Heights Area (Expansion)
- ☐ Kenilworth Road-Kenilworth Circle Area
- ☐ Longmeadow Road-Sabrina Road Area

Campuses of institutional buildings are important character-defining features of Wellesley's historic landscape. The comprehensive survey undertaken by Wellesley College (completed 1989), which produced a number of inventory forms, could serve as a model for survey of other campuses in the town. Buildings on small campuses may be viewed readily from the public way, as was the case in the survey of the St. James the Great Roman Catholic parish complex at 900 Worcester Street, recorded in 2005. On larger campuses that are privately owned, coordination with the property owner would be needed to achieve the most comprehensive documentation of buildings and other resources not visible from the public way. The following institutional campuses merit inclusion in Wellesley's inventory as historic areas (see appended list for addresses):

- ❑ Babson College Campus
- ❑ Dana Hall School Campus
- ❑ Massachusetts Bay Community College Campus
(Academy of the Assumption/St. Joseph's Academy Campus)
- ❑ St. John the Evangelist Roman Catholic Parish Complex
(separate area only if Lower Falls area form is not pursued)
- ❑ St. Paul Roman Catholic Parish Complex
- ❑ Tenacre Country Day School Campus (may be combined with Dana Hall)

Individual resources recommended for addition to the town's inventory include buildings, landscapes, and one cemetery. The relative lack of survey coverage of town-owned historic resources in Wellesley is a significant gap in the town's inventory that distinguishes Wellesley from other towns in the greater Boston area that are most active in preservation planning. To facilitate planning needs at the town level, survey of town-owned historic buildings should be a high priority. In addition, further study recommendations from Wellesley's 1990 survey of residential properties were revisited to assess the impact of renovations to recommended buildings over the last twenty years, and those recommendations were adjusted accordingly. Inventory forms for the individual resources on List 2 will address gaps in Wellesley's inventory of pre-1940 buildings and broaden the town's inventory coverage in terms of non-building historic resources.

Work Needed Area inventory forms require **architectural descriptions** and **historical narratives** covering development in the area through ca. 1960. An attached **data sheet** lists all properties within area boundaries, by address, along with MHC inventory number, construction year, and architectural style. **Current photographs**, including streetscape views, accompany the form, along with a **map** of the inventoried area. For each area that meets the National Register criteria, a **National Register criteria statement form** is completed and attached to the inventory form. See sample completed forms.

Individual inventory forms for buildings require narrative **architectural descriptions**, while forms for parks/landscapes and burial grounds/cemeteries require **visual/design assessments** in narrative format. Each form type also requires a **historical narrative** covering the resource's development through ca. 1960. Current **photographs** accompany the form, along with a **map** showing the location of the inventoried resource. For each resource that meets the National Register of Historic Places criteria, a completed **National Register criteria statement form** is attached to the inventory form. See sample completed forms.

List 3 – Areas for Further Research (1940-ca. 1960)

Priorities Wellesley has yet to undertake a communitywide, comprehensive survey of historic resources post-dating 1940, though some post-1940 buildings have been added to the town's inventory. Until such time as the Wellesley survey is extended to cover these decades, recommendations for survey from this period should be considered preliminary. More in-depth study is needed to identify systematically any additional properties that merit documentation.

The 1940-ca. 1960 survey would recognize subdivisions or **areas** substantially completed during the target period. Some of these subdivisions were started before 1940, but were not included in the survey of 1882-1940 resources due to a preponderance of post-1940 construction. At the same time, some post-World War II neighborhoods in Wellesley are excluded from the preliminary survey recommendations on List 3 due to a preponderance of mid- to late-1960s construction. Given the dominance of traditional-style colonials and capes in Wellesley's historic landscape, the relatively few split-levels, ranches, Modern, and Contemporary houses in the town are of particular interest for survey.

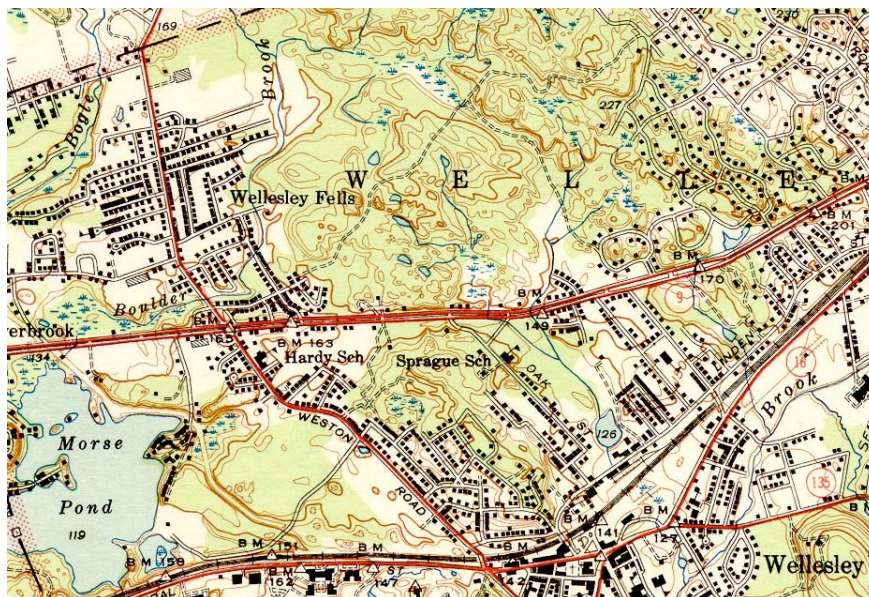
Survey recommendations for **individual resources** from the 1940-ca. 1960 period exclude properties already inventoried. Preliminary recommendations include a number of town-owned historic buildings from the period, as well as Modern or Contemporary houses observed during a reconnaissance survey. Recommendations for updating any existing inventory forms for the 1940-ca. 1960 period should be made in conjunction with a comprehensive survey.

To facilitate planning at the local level, town-owned buildings from the 1940-ca. 1960 period may be inventoried in advance of the communitywide survey, as these buildings are known to be of townwide significance. *National Register of Historic Places criteria can be applied to any of these town-owned buildings only after a building inventory form has been prepared.*

Development in Northwest Wellesley by ca. 1940

Natick quadrangle map, U. S. Geological Survey (surveyed 1940-1941, published 1943)

Source: University of New Hampshire Library Digital Collections Initiative



Work Needed Area inventory forms for subdivisions require **architectural descriptions** and **historical narratives** covering development in the area through ca. 1960. Each area form includes a **data sheet** listing all properties within area boundaries, by address, along with MHC inventory number, construction year, and architectural style. Each building inventory form requires an **architectural description** and **historical narrative** covering the resource's development through ca. 1960. **Current photographs** accompany the form, along with a **map** of the inventoried area or building.

For each resource that meets the National Register of Historic Places criteria, a completed **National Register criteria statement form** is attached to the inventory form. See sample completed forms.

Additional Preservation Planning Recommendations

Fieldwork conducted during the pre-survey project, as well as inspection of Building Department records (available electronically from 1995 onward), have identified approximately 36 **demolished historic resources in Wellesley's inventory**, *i.e.*, resources that were demolished after their respective inventory forms were produced. Once pre-1995 demolitions have been systematically identified, the total number of demolished historic resources in the inventory likely will be higher. A list of demolished resources identified to date has been compiled and appended to this report. The Wellesley Historical Commission should submit this list to MHC staff for updating the statewide inventory files and Massachusetts Cultural Resource Information System (MACRIS) database accordingly. The MHC makes note of demolition in its files and database, but does not remove the demolished resources, or their corresponding inventory forms, from the statewide inventory. Demolished resources will continue to appear in the MHC's computerized street index of inventoried properties in Wellesley.

The town's current **GIS map of inventoried historic resources**, reproduced in the *Comprehensive Plan Update 2007-2017*, illustrates historic districts and individual listings in the State Register of Historic Places through 2005, as well as areas and individual properties documented in the Wellesley Residential Properties Survey, completed in 1990. Resources inventoried prior to 1990 (Wellesley College campus and a significant number of individual properties throughout the town) have yet to be mapped. The Denton Road Neighborhood Conservation District (2008) and recent National Register listings also should be added to this map. The Wellesley Historical Commission should work with the town Planning Department and GIS Coordinator, as well as the GIS Coordinator at the MHC, to coordinate the transfer of electronic data from MHC to the town. Areas and individual resources would be identified on this map by MHC inventory letter or number.

Listing historic districts and individual properties in the **National Register of Historic Places** helps raise awareness about community character and the town's irreplaceable historic resources. Recent National Register activity in Wellesley has led to the listing of the Wellesley Hills Branch Library (210 Washington Street, NR 2007); and Elm Park and the Isaac Sprague Memorial Tower (305 Washington Street, NR 2007). Listing of the Fuller Brook Park Historic District is pending. Property owners, the Wellesley Historical Commission, and the MHC are actively involved in a coordinated effort to list historic resources in the National Register. Property owners and the Wellesley Historical Commission jointly submit requests for National Register evaluation to the MHC. MHC staff evaluates the requests and establishes whether the properties retain sufficient historic integrity and significance to meet the National Register criteria for listing, either as historic districts or individually. Once MHC approval is obtained, the National Register nomination is prepared. Public information meetings are held locally for nominations involving historic districts. The National Register listing process in Massachusetts currently takes about two years, starting

from the time the completed nomination is submitted to the MHC. Completed nominations are reviewed by MHC staff, approved by the MHC's State Review Board at one of its quarterly National Register meetings, and forwarded to the National Register for final approval.

Consultant recommendations are usually the first step in evaluating historic resources for the National Register, though the Wellesley Historical Commission may request that MHC evaluate any property in the Wellesley inventory for National Register eligibility. Evaluation requests to the MHC should be confined to the highest priorities locally. For privately owned properties, the Wellesley Historical Commission may be asked to supply the MHC with evidence that the property owner is in favor of National Register listing. If some time has elapsed since the corresponding inventory forms for the requested properties were prepared, the MHC will likely require updated information, particularly photographs and, if applicable, narrative architectural descriptions to document current conditions. Further, if some time has elapsed since the MHC found a Wellesley property eligible for the National Register, but a nomination for that property was not prepared, it is likely MHC will require updated information on the property to confirm continued eligibility.

Historic properties inventories provide the foundation and justification for National Register recommendations. Historic property survey work in Wellesley to date has yielded a number of recommendations for future National Register activity. Some of these recommendations, made in 1990 at the conclusion of the town's last comprehensive survey, were outlined in Wellesley's *Comprehensive Plan Update, 2007-2017*. National Register district and individual recommendations from 1990 have been field-checked during the pre-survey project to assess whether the resources appear to retain their historic integrity. Resources that retain the greatest historic and architectural integrity, and have been the least compromised by the size, scale, and character of new construction over the past twenty years, are included in the following tables of National Register recommendations. See also **Chapter 2** for properties already listed.

Recommended National Register districts, noted in **Table 2**, have inventory forms that were prepared during separate survey projects undertaken in 1989 and 1990. *Updating of these inventory forms is not recommended at this time.* If the Wellesley Historical Commission, in cooperation with property owners, seeks a National Register evaluation from the MHC for any of the recommended areas in **Table 2**, the MHC will provide specific instruction as to the additional information required to document area conditions current to the time of the evaluation request.

Potential National Register districts, noted in **Table 3**, are the highest priority areas for survey in Wellesley. Each of these six areas, which also are discussed in the recommendations for survey **List 2** above, displays a significant number of individually inventoried buildings relative to the total number of historic properties in the proposed survey area. In the past, the MHC has accepted requests for National Register district evaluation for a collection of individually inventoried buildings. *Updating of individual inventory forms within these areas is not recommended at this time*; recent MHC practice suggests that an area inventory form will now be required.

Recommended National Register individual listings, noted in **Table 4**, are a compilation of recommendations from prior surveys and the highest priority individual properties for inventory updating. The high-priority properties also appear on survey **List 1** above. *Updating of survey documentation for the remaining individual properties is not recommended at this time*, unless the Wellesley Historical Commission, in coordination with the property owner, seeks a National Register evaluation from the MHC.

TABLE 2
Recommended National Register Districts²
(alphabetical by area name)

HISTORIC NAME	MHC #	SIGNIFICANCE
Belvedere Estates Area*	Area Q	Well preserved late 19 th -early 20 th -century residential subdivision of high-style dwellings, later (post-1909) associated with Wellesley real estate developer Isaac Sprague, Jr.
Cliff Estates Area*	Area W	Well preserved 1930s subdivision of architect-designed homes continuing high standards for residential development established by Clapp family on lower Cliff Road
College Heights/Curve Street Area*	Area AE	Distinctive grouping of historic residences important as early subdivision pre-dating town's 1881 incorporation and reflecting growth in Wellesley Square vicinity in early decades of 20 th century
Elmdale Park Area* (vicinity Dana Hall)	Area AA	First subdivision in Wellesley developed by Charles N. Taylor, retaining well-preserved early 20 th -century dwellings
Schaller Street Area	Area AJ	Enclave of late 19 th -early 20 th -century historic residences associated with shoe manufacturing and related developments at South Natick; recommended as extension of existing John Eliot Historic District (NRDIS 1983), Natick
Wellesley College Campus	Areas C, D, E, F, and G plus associated individual inventory forms	Late 19 th and 20 th -century institutional campus displaying important architect-designed buildings in park-like setting

² Wellesley's *Comprehensive Plan Update, 2007-2017*, recommends the designation of new locally administered historic districts, in addition to the Cottage Street Local Historic District and the Denton Road Neighborhood Conservation District. Unlike National Register districts, locally administered historic districts are created by vote of Town Meeting following a study process, and involve design review after the district's establishment. Possible districts to be considered include the four areas noted with (*) above, as well as the Riverdale/Glen Road Area (MHC Area K) and Wellesley Gardens/Sunny Acres Area (MHC Area AF).

Survey recommendations for **List 2**, made earlier in this chapter, identify areas of concentrated historic development in Wellesley that should be recorded with MHC area inventory forms. Some survey areas encompass individual properties that are included already in the town's inventory. Preliminary review suggests National Register district potential in these six areas (**Table 3**), though inventory forms for the areas themselves – covering architectural and historical development and including a data sheet accounting for all properties in the area – are needed before the National Register criteria can be applied to an area as a whole. As noted in the survey recommendations for **List 2**, area forms would update the documentation for buildings already inventoried.

TABLE 3
Potential National Register Districts
(alphabetical by area name)

AREA NAME	MHC #	PROPERTIES ALREADY INVENTORIED
Bird Hill Avenue-Washington Street Area	32, 67, 100, 263	1, 25 Bird Hill Avenue; 130, 135 Washington Street
Linden Street-Rockland Street Area	199, 236-239, 240-242, 387, 395, 397, 402, 415, 416, 939	387, 395, 397, 402, 415, 416, 420 Linden Street; 3, 9, 15, 16, 19, 28, 29 Rockland Street; Rockland Street bridge
Wellesley Fells Village Area	40, 57, 61, 72, 38	251, 265, 268, 308 Weston Road; 851 Worcester Street
Wellesley Hills Village Area	21, 28, 93, 102, 145, 198, 231, 244, 268, 332, 348, 406, 408, 411, 413-416, 470, 490, 919, 947, 979-981	Cliff Road Bridge; 253-273, 254, 305, 309, 316, 323, 325, 330, 336, 339, 342, 356, 380, 400, 404, 408, 414 Washington Street; 324-300 Washington Street (a/k/a 12 Seaward Road); 443-447, 502 Worcester Street; Washington Street bridge <i>Note:</i> Boundaries of survey area include two National Register properties (Intermediate Building and Elm Park-Sprague Clock Tower)
Wellesley Lower Falls Village Area	25, 26, 39, 211, 257, 258, 266, 274, 287, 308, 330, 334, 335, 404	9, 15, 19, 25, 27, 31-33 Columbia Street; 20-22, 25 Ledyard Street; 27 Mica Lane; 11 River Street; 44, 49, 51-57, 56 Washington Street
Wellesley Square Village Area	46, 92, 120, 144, 201, 202, 229, 260, 261, 307, 328, 378-380, 383, 385, 388-391, 393, 394, 420, 422, 423, 800, 976-978	2, 11-23, 25-35, 37-51, 52, 56, 60, 100-104, 103 Central Street; 55 Denton Road; 22-30 Grove Street; 542-568, 571, 573-595, 574, 592, 594, 594A, 599, 600, 619 Washington Street; 112, 140, 144, 146 Weston Road <i>Note:</i> Boundaries of survey area include Denton Road NCD (most properties not in town inventory and should be surveyed) and omit properties in Cottage Street LHD

TABLE 4
Recommended National Register Individual Listings
(alphabetical by street name)

** Denotes property within recommended NR district

HISTORIC NAME	NO.	STREET NAME	MHC #	DATE
Schirmer-Pratt House**	51	Abbott Road	494 (Area Q)	1902
Preston Bryant House**	123	Abbott Road	515 (Area Q)	ca. 1905
Albert M. Davis House**	139	Abbott Road	521 (Area Q)	1919
Gamaliel Bradford House	7	Bradford Road	70	ca. 1848
Ware House	126	Brook Street	8	ca. 1695
Hunnewell Elementary School	28	Cameron Street	143	1937-1938
Bardwell Auditorium	37	Cameron Street	387	1927-1929
Congregational Church Cemetery**	2	Central Street	800	1775
Central Fire Station**	100	Central Street	144	1928
Mabel Hollis House	27	Chestnut Street	599 (Area U)	ca. 1895
Clarence Bunker House	46	Chestnut Street	31 (Area U)	1897
Charles Ayling House	11	Cliff Road	71 (Area U)	ca. 1856
Adams-Bucknam House	35	Cliff Road	608 (Area U)	ca. 1905
Eleanor Perkins House	41	Cliff Road	610 (Area U)	ca. 1895
Phillips-Taylor House**	65	Crest Road	41 (Area AE)	1878
Katharine Lee Bates House (The Scarab)**	70	Curve Street	255 (Area AE)	1907
Clapp-Nash House	2	Cushing Road	338 (Area U)	1880
Miner Jameson House	58	Garden Road	666 (Area U)	1915
Hunting-Kingsbury House	8	Geraldine Drive	4	ca. 1830
Chubb-Parker-Fairbanks-Sturtevant House	51	Glen Road	47	ca. 1721
Eben Putnam House	62	Glen Road	1081 (Area L)	ca. 1904
Amory House	121	Glen Road	487	1894
Slingerland House**	9-11	Hampden Street	695 (Area AA)	1913-1915
Chester C. Spring House	7	Hillside Road	485	1918
Julian Howe House	6	Hundreds Circle	1221 (Area V)	1926
McIntosh House	340	Linden Street	489	ca. 1890
John D. Hardy House**	10	Livermore Road	29 (Area Q)	1896
Kinlin House	144	Oakland Street	488	1896
Ephraim Ware House	200	Oakland Street	10	ca. 1720
Frank Morse House	85	Washington Street	486	1897
Stanwood House	323	Washington Street	490	1916
John Kling House**	153	Weston Road	779 (Area AE)	ca. 1890
McMahan House	251	Weston Road	57	1882
Fells Branch Library (Unionville School)	308	Weston Road	72	1858
Garritt-Hodgkinson House**	15	Windsor Road	235 (Area Q)	1913-1914
Ware-Longfellow House	303	Worcester Street	34	ca. 1790
Bird-Bancroft House	367	Worcester Street	89	1848
John Edmunds House	525	Worcester Street	209	1891-1892
Livermore-Whidden House	526	Worcester Street	351	1897
St. James the Great Roman Catholic Church and Rectory	900	Worcester Street	Area AQ	1954-1958

APPENDIX (Excel and PDF files)

List 1 – Inventory Forms to Update
List 2 – Areas & Individual Resources (by 1940) to Add to Inventory
List 3 – Areas for Further Research
Inventoried Resources Demolished Since Survey

Wellesley Fells Village Area (survey area map)
Wellesley Hills Village Area (survey area map)
Wellesley Lower Falls Village Area (survey area map)
Wellesley Square Village Area (survey area map)

SAMPLE COMPLETED INVENTORY FORMS (PDF files)

George A. Plimpton School, Walpole
First National Stores, Brookline
Walpole Center-Common Street Area, Walpole
Walpole Center-Common Street Area (area data sheet), Walpole

MASSACHUSETTS HISTORICAL COMMISSION PUBLICATIONS

MHC Know How #6: Inventory Forms
MHC Know How #3: National Register
There's a Difference! (information brochure on historic districts)

***Town of Wellesley
Historic Preservation Pre-Survey, Final Report***

***Appendix
March 2010***

The following survey lists correspond to sections of the same name discussed in ***Chapter 3***:

List 1 Inventory Forms to Update

List 2 Areas and Individual Resources (by 1940) to Add to Inventory

List 3 Areas for Further Research (1940-ca. 1960)

Sheets may be viewed in the electronic version by clicking on the appropriate sheet tabs on the bottom of the screen at the left.

Also included in this document:

Inventoried Resources Demolished Since Survey

List 1 - Inventory Forms to Update

MHC #	Historic Name	Street No.	Street Name	Date	Architectural Style
70	Gamaliel Bradford House	7	Bradford Road	ca. 1848	Greek Revival
8	Ware House	126	Brook Street	ca. 1695	Georgian
143	Hunnewell Elementary School	28	Cameron Street	1937-1938	Colonial Revival; town-owned historic building; J. Williams E Sons, architect
387	Bardwell Auditorium	37	Cameron Street	1927-1929	Colonial Revival; update build form if Dana Hall School area is not pursued; Henry & Richr architect
47	Chubb-Parker-Fairbanks-Sturtevant House	51	Glen Road	ca. 1721	Colonial/Victorian Eclectic
4	Hunting-Kingsbury House	8	Geraldine Drive	ca. 1830	Greek Revival
10	Ephraim Ware House	200	Oakland Street	ca. 1720	Colonial
72	Fells Branch Library (Unionville School)	308	Weston Road	1858	Greek Revival; update bldg for if Fells Area form is not pursued town-owned historic building
34	Ware-Longfellow House	303	Worcester Street	ca. 1790	Federal/Italianate
89	Bird-Bancroft House	367	Worcester Street	1848	Greek Revival

List 2 - Areas and Individual Resources (by 1940) to Add to Inventory

Name of Area or Resource	Street No. (inclusive numbers for areas)	Street Name	Notes/Approximate Date
Village Areas			
Wellesley Fells Village Area (see map in Appendix)	6 to 11, 16 Fells Road 5, 7, 11 Hardy Road 249 to 305 (odd), 268 to 330 (even) Weston Road 851 to 869 (odd) and stone bridge Worcester Street (Route 9)		Area form to include Fells Branch Library, Hardy School, Fells Market and adjacent commercial devt at Route 9 interchange, residential devt from Strathmore Rd to Worcester St, and open space/bridge at Rte 9
Wellesley Hills Village Area (see map in Appendix)	11, 15, 16 Abbott Road entirety Bemis Road Boston Iron Works bridge over RxR Cliff Road 12 to 25 Eaton Court 9 to 13 (odd) Forest Street entirety Grant Avenue 10, 11, 16 Laurel Avenue 6, 10, 12 Maugus Avenue 10, 16 Prescott Street 15 Seaward Road 239 to 339 (odd), 254 to 414 (even), and bridge Washington Street 431, 447, 460 Worcester Street		Area form for commercial, institutional, and adjacent residential devt in area largely defined by intersection of Washington St (Route 16) and Worcester St (Route 9); includes several bldgs needing updated survey, two bridges, plus institutional bldgs and open space of townwide significance
Wellesley Lower Falls Village Area (see map in Appendix)	entirety Columbia Street 9 Glen Road 11 to 31 Ledyard Street entirety Mica Lane 11 River Street 1 to 57 (odd), 2 to 56 (even) Washington Street		Area form for village commercial core with industrial associations and adjacent residential and institutional devt, in area roughly bounded by Charles River, Cold Stream Brook, Glen Road, Washington Street, and River Street; borders Charles River Reservation
Wellesley Square Village Area (see map in Appendix) <i>addresses continue next page</i>	5 to 15 Abbott Street 5 Cameron Street entirety Central Street entirety Church Street 1 to 9 (odd) Crest Road		Area form for commercial, institutional, and adjacent residential devt in area roughly defined by Town Hall, Weston Road, Wellesley College campus, and Cottage Street Historic District, plus associated residential devt across bridge at

List 2 - Areas and Individual Resources (by 1940) to Add to Inventory

Name of Area or Resource	Street No. (inclusive numbers for areas)	Street Name	Notes/Approximate Date
Village Areas			
(continued)			
Wellesley Square Village Area			
<i>address continued from last page</i>			
	entirety Cross Street	entirety Weston Road; several institutional bldgs and open space of townwide significance;	
	entirety Denton Road	note many Denton Road NCD properties are not included in MHC inventory for Wellesley;	
	21 to 40 Grove Street	addresses not included here are within Cottage Street Local Historic District listed in State Register of Historic Places	
	7, 9 to 20 Lovewell Road		
	entirety Norfolk Terrace		
	entirety Railroad Avenue		
	entirety Spring Street		
	1 to 11 Waban Street		
	539 to 619, 630 Washington Street		
	47, 112 to 148 even Weston Road		
Institutional Campuses (Areas)			
Babson College Campus	231 Forest Street 189 Wellesley Avenue	Area form for campus at Babson Park; 1922-ca. 1960; many early campus buildings designed by George F. Marlow	
Dana Hall School Campus	37 Cameron Street entirety Dana Road about 50 to 160 even Grove Street 27 to 33 odd Hampden Road	Area form for Dana Hall campus; covering historic period from ca. 1920 to ca. 1960	
Mass. Bay Community College Campus / Academy of the Assumption / St. Joseph's Academy / Elizabeth Seton H. S.	50 Oakland Street	Area form for MBCC campus; ca. 1900 stone gate house at Worcester St with extant historic buildings ca. 1920s to ca. 1960; state-owned property that should be inventoried by state; town may wish to inventory for local planning	

List 2 - Areas and Individual Resources (by 1940) to Add to Inventory

<i>Name of Area or Resource</i>	<i>Street No. (inclusive numbers for areas)</i>	<i>Street Name</i>	<i>Notes/Approximate Date</i>
<i>Institutional Campuses (Areas)</i>			
(continued)			
St. John the Evangelist Roman Catholic Parish Complex	9 Glen Road 9 Ledyard Street 49 Washington Street		Area form for four buildings, including church, rectory, pastoral center, school; 1881-1964; update existing inventory with this area form if area form for Lower Falls village is not pursued
St. Paul Roman Catholic Parish Complex	10 Atwood Street 502 to 514 Washington Street		Area form for four buildings: church, rectory, school, and parish hall; 1916-1954; will update existing inventory info for church and school
Tenacre Country Day School Camp	74 to 86 even Benvenue Street		Includes Appledore (MHC #103)
<i>Residential Areas</i>			
Bird Hill Avenue-Washington Street	1, 11, 15, 25 Bird Hill Avenue 130, 135 Washington Street		Well preserved cluster of houses associated with Lincoln family
Carleton Road-Eliot Street	entirety Carleton Road entirety Eliot Street		1930s development bt Dana Hall campus and Elmdale Park Area (MHC Area AA)
College Heights Area (Expansion)	1 and 5 Crown Ridge Road 3 to 20 Granite Street entirety Harvard Street 14 to 50 (even), 23 to 47 (odd) Summit Road 3 to 32 Sunset Road		Well preserved residential area subdivided 1918, with range of colonials, tudors, and bungalows; abuts College Heights-Curve Street Area (MHC Area AE)
Kenilworth Road-Kenilworth Circle	entirety Kenilworth Circle entirety Kenilworth Road		Well preserved pre-WWII subdivision retaining original house (MHC #342) -- 1990 further study recommendation (survey still warranted)

List 2 - Areas and Individual Resources (by 1940) to Add to Inventory

Name of Area or Resource	Street No. (inclusive numbers for areas)	Street Name	Notes/Approximate Date
Residential Areas (continued)			
Linden Street-Rockland Street	387 to 420	Linden Street	Well preserved cluster of 19th and early 20th century buildings, over a dozen of which are individually inventoried and merit updating, including First Church of Christ Scientist
	entirety, with iron bridge over RxR	Rockland Street	
	502	Worcester Street	
Longmeadow Road-Sabrina Road	entirety	Longmeadow Road	Well preserved pre-WWII subdivision retaining original house, lane-like street, and grassy "common;" 1990 further study recommendation (survey still warranted)
	entirety	Sabrina Road	
Individual Resources			
French House (Wellesley College)	60	Cartwright Road	early 20C farmhouse with outbldgs/acreage
	33	Dover Road	not included in 1989 college survey
	23	Elmwood Road	1990 further study rec (survey still warranted)
	179	Grove Street	1990 further study rec (survey still warranted)
	188	Grove Street	1990 further study rec (survey still warranted)
	228	Grove Street	1925-1926 Colonial Revival
	260	Grove Street	well preserved Federal Revival
	21	Hillside Road	1990 further study rec (survey still warranted)
	63	Longfellow Road	1930-1931 English Revival
	130	Oakland Street	1990 further study rec (survey still warranted)

List 2 - Areas and Individual Resources (by 1940) to Add to Inventory

Name of Area or Resource	Sheet No. (inclusive numbers for areas)	Street Name	Notes/Approximate Date
Individual Resources			
(continued)			
Isaac Sprague Elementary School		401 School Street at Oak Stre	1923-1924; town-owned historic building
		76 Seaver Street	1909, distinctive concrete block house
Warren Recreation Building		311 Walnut Street	1935; town-owned historic bldg; former school
Hose #3 Engine House		182 Walnut Street	1903; converted to condos, privately owned
		138 Weston Road	early 20th century Colonial Revival
John Hardy Elementary School		293 Weston Road	1923/1956; town-owned historic building; document individually if Fells area form is not pursued
Isaac Sprague V House		4 Windemere Lane	1894 Queen Anne/English Revival former estate
		53 Woodlawn Avenue	1990 further study rec (survey still warranted)
Landscapes/Cemeteries			
Nehoiden Golf Club (Wellesley College)		91 Dover Road (first tee) 41 Service Drive (office)	1900-1927; 18-hole golf course with Shingle-style golf house (1903); not included in 1989 college survey
Wellesley Country Club		294 Wellesley Avenue	1910-1961; 18-hole golf course built in two phases; includes building at 250 Forest St (?)
Woodlawn Cemetery		148 Brook Street	1882; burial ground/cemetery form needed

List 3 - Areas for Further Research (1940-ca. 1960)

Note:

Wellesley has not undertaken a survey of historic resources post-dating 1940, though some post-1940 buildings have been added to the town's inventory. Preliminary reconnaissance survey indicates the following areas and individual resources should be considered for documentation in a 1940-1960 survey. This list does not substitute for a comprehensive survey of 1940-1960 resources in the future. Some postwar neighborhoods are excluded due to construction well into the 1960s.

<i>Name of Area or Resource</i>	<i>Suggested Streets or Address</i>	<i>Notes</i>
Northgate Area	Auburn Road Northgate Road Oxford Road	about 50 houses built 1950-1953 by Ralph O. Porter
Sheridan Hills	Jackson Road Jefferson Road Madison Road Monroe Road Oakland Street Sheridan Road	1945 onward, traditional-style houses developed by Jefferson Trust (Lind family)
Shirley Road	Shirley Road	early 1940s colonials
Southgate Area	Hobart Road Radcliffe Road Southgate Road	about 40 houses built 1953-1956 by Ralph O. Porter
Standish Estates	Brewster Road Carver Road Dudley Road Priscilla Road Standish Circle Standish Road Winslow Road	subdivision of traditional-style houses, begun on Standish Rd late 1930s, largely developed ca. 1946-1952 on remaining streets (including Royal Barry Wills houses)
Woodlands (streets continue next page)	Bradley Avenue Halsey Avenue Hodges Avenue	1940s capes and colonials

List 3 - Areas for Further Research (1940-ca. 1960)

Name of Area or Resource	Suggested Streets or Address	Notes
Woodlands (continued)	MacArthur Road Marshall Road Patton Road Simpson Road Turner Road	
<i>to be determined</i>	Bay View Road Shadow Lane	largely post-WWII capes and colonials
<i>to be determined</i>	Dukes Rd Hampshire Rd Nantucket Rd Suffolk Rd	1950s colonials developed by G. Arnold Haynes
<i>to be determined</i>	Fuller Brook Road Juniper Road Wildon Road	about 25-30 houses built 1940 onward by Ralph O. Porter; seems to include an older house that predates subdivision (34 Fuller Brook Rd)
<i>to be determined</i>	Poplar Road	split-level houses, 1951 to early 1960s
Individual Resources		
Maugus Club	Abbott Road, 40	built ca. 1953
	Bacon Street, 5	Contemporary-style house built ca. 1959
	Bacon Street, 7	Contemporary-style house built ca. 1960
Schofield Elementary School	Cedar Street, 27	1961-1963, designed by The Architects Collaborative; town-owned historic building
Kath. Lee Bates Elementary Scho	Elmwood Road, 116	1952-1954, designed by Adden Parker Clinch & Crimp; town-owned historic building
Fiske Elementary School	Hastings Road, 45	1952-1955, designed by Adden Parker Clinch & Crimp; town-owned historic building

List 3 - Areas for Further Research (1940-ca. 1960)

<i>Name of Area or Resource</i>	<i>Suggested Streets or Address</i>	<i>Notes</i>
<i>Individual Resources</i> (continued)		
Wellesley Jr. High (Middle)	Scho Kingsbury Street, 50	1949-1952, expanded 2007; designed by Kilham Hopkins Greeley & Brodie; town-owned historic building
	Livingston Road, 55	Modern house built ca. 1952
	Sabrina Road, 52	Modern house built ca. 1949 (part of area recommended for survey in pre-1940 list)
	Skyline Drive, 43	Contemporary-style house built ca. 1955
	Wareland Road, 6	Modern stucco house built ca. 1949
DPW Headquarters Building	Worcester Street, 455 (Municipal W)	built ca. 1956; town-owned historic building
Upham Elementary School	Wynnewood Road, 35	1956-1957, designed by J. H. Ritchie & Associates; town-owned historic building

Inventoried Resources Demolished Since Survey

Note:

Searchable building department information on demolitions is available electronically from 1995 onward. Pre-1995 demolitions have not been systematically identified. The number of inventoried resources that have been demolished exceeds what is shown here. Demolition data courtesy of the Wellesley Planning Department.

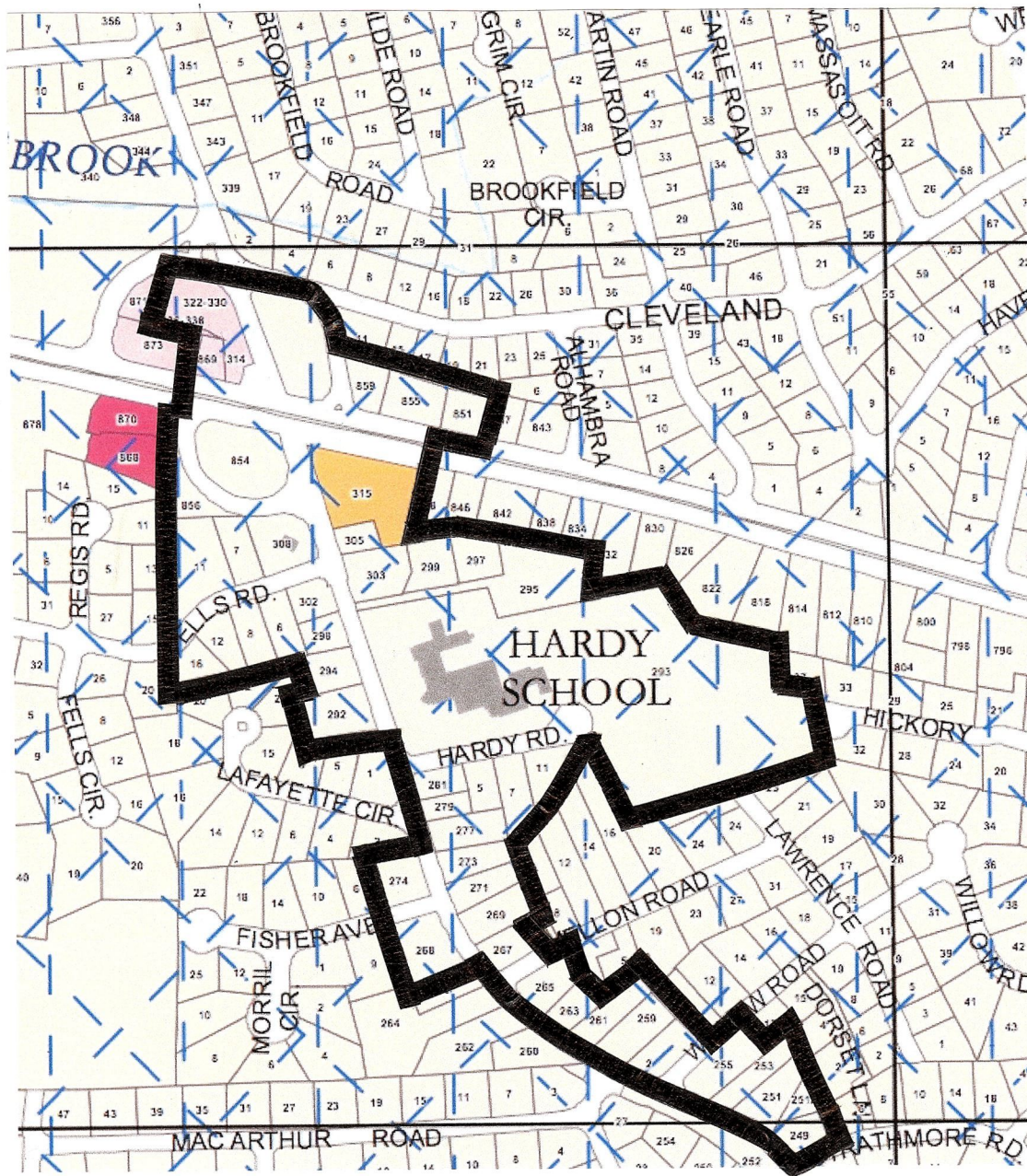
Some demolition within inventoried areas involved buildings not specifically referenced in the corresponding area inventory forms. Those buildings are not separately enumerated in the town's inventory index and therefore are not included here.

<i>MHC #</i>	<i>Historic Name</i>	<i>Street No. Street Name</i>	<i>Demo Date</i>
1137		119 Abbott Road	2005
1317		27 Amherst Road	2006
1264		66 Arnold Road	2006
1409		15 Avon Road	2000
295	William Stewart House	3 Cedar Street	1996 (fire)
306	Job Monaghan House #1	4-6 Cedar Street	1982
1486	Job Monaghan House #2	8 Cedar Street	1982
1142		16 Clovelly Road	2008
257	George Spring House	15 Columbia Street	2007
737		111 Crest Road	2005
640		1 Cypress Road	2000
338	William D. Wilson House	5 Dunedin Road	2001
59	Bridget Coyne House	18 Forest Street	1987
344	Joseph F. Wight House	144 Glen Road	2004
329	Sanborn-Beebe House	53 Grove Street	pending
Area AP 1491-1497	Charles River Hospital	203 Grove Street	2002
672	Moses Ellis House and Barn	11 Hawthorne Road	2007
1215		19 Hawthorne Road	1997
1202		20A Oak Street	2006

Inventoried Resources Demolished Since Survey

<i>MHC #</i>	<i>Historic Name</i>	<i>Street No. Street Name</i>	<i>Demo Date</i>
54	Enoch Fiske House	50 Oakland Street	pre-1995
327	L. Allen Kingsbury House	5 Park Avenue	2004
401	Jamaliel Bradford Sr. High Schoc	50 Rice Street	pending
1012		61 River Ridge Road	2006
87	Lucy Seaward House	57 Seaver Street	2004
1422		26 Thomas Road	2005
305	Flanagan-Flynn House	5 Walnut Place	2004
270	Capt. Reuben Ware House	62 Walnut Street	1988
321	Dexter Ware House	251 Washington Street	pre-1995
406	Hale's Magnavox (altered beyond recognition)	254 Washington Street	altered 2004
139	Augustus H. Buck House	496 Washington Street	2009
95	Wellesley Inn	576 Washington Street	2006
45	Wellesley Country Club / Needham Poor Farm / Wellesley Town Hall	294 Wellesley Avenue	2008
18	Wellesley Bible Fellowship Schoc	348 Weston Road	1995
206	Trinity Alliance Church	348 Weston Road	1995
942	Weston Road Bridge - Blossom Street Bridge	Weston Road	1995

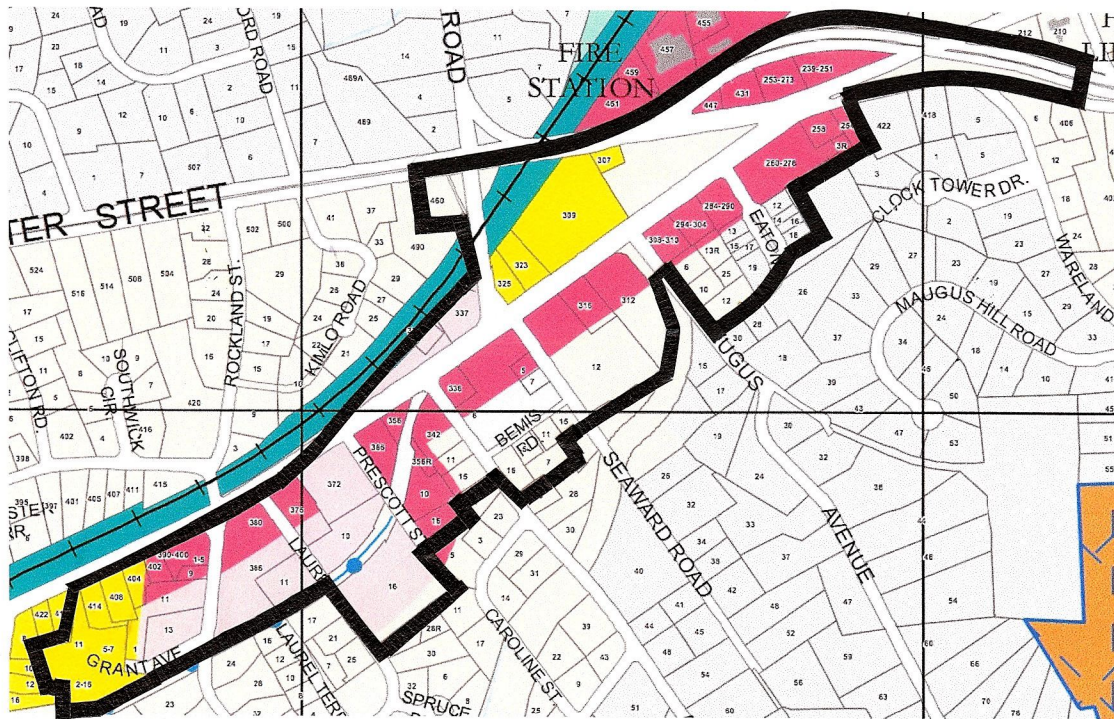
WELLESLEY FELS VILLAGE AREA **RECOMMENDED BOUNDARIES FOR SURVEY**



Town of Wellesley Zoning Map
 2002 (amended 2005)

Fells Road	6 to 12 inclusive, 16
Hardy Road	5, 7, 11
Weston Road	249 to 305 (odd), 268 to 300 (even)
Worcester Street	851 to 869 (odd), bridge over Weston Road

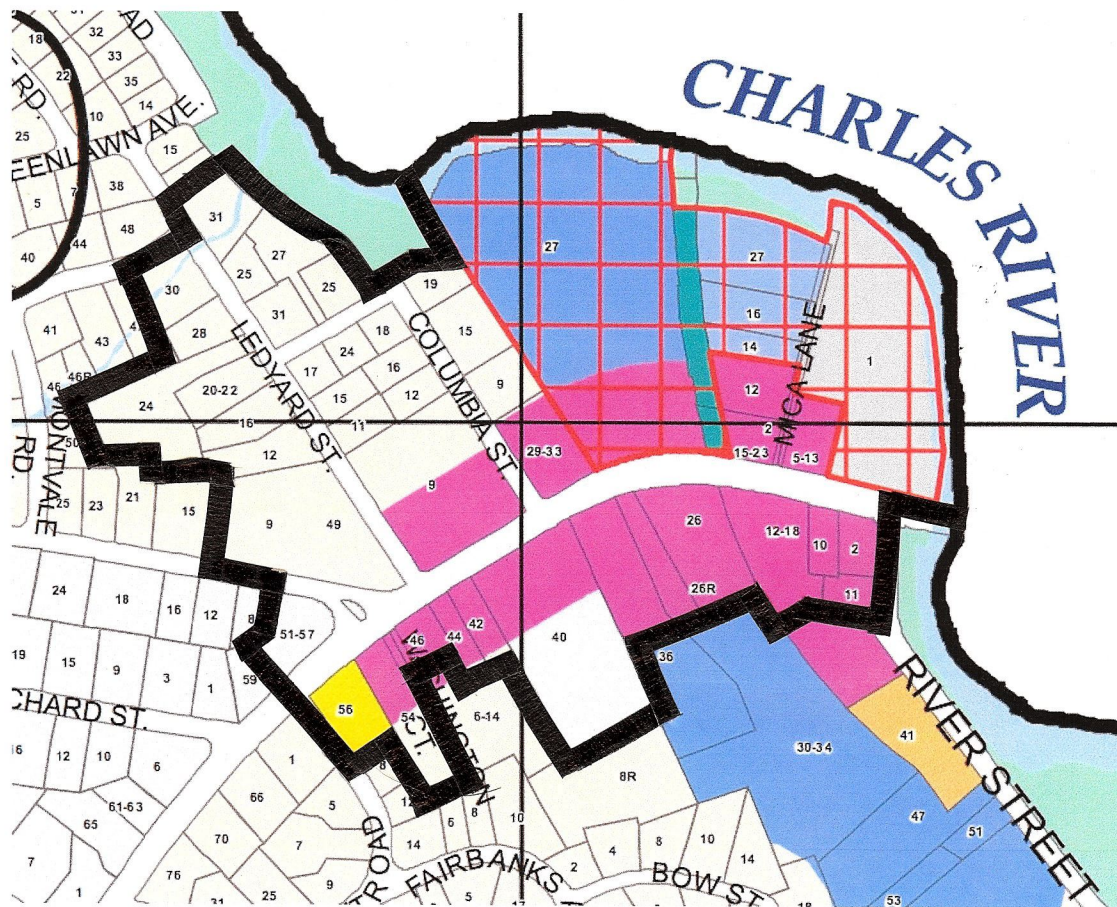
WELLESLEY HILLS VILLAGE AREA **RECOMMENDED BOUNDARIES FOR SURVEY**



Town of Wellesley Zoning Map
 2002 (amended 2005)

Abbott Road	11, 15, 16
Bemis Road	entirety
Cliff Road	bridge over railroad
Eaton Court	12 to 25 inclusive
Forest Street	9 to 13 (odd)
Grant Avenue	entirety
Laurel Avenue	10, 11, 16
Maugus Avenue	6, 10, 12
Prescott Street	10, 16
Seaward Road	15
Washington St	239 to 339 (odd), 254 to 414 (even), and bridge over Worcester St
Worcester St	431, 447, 460

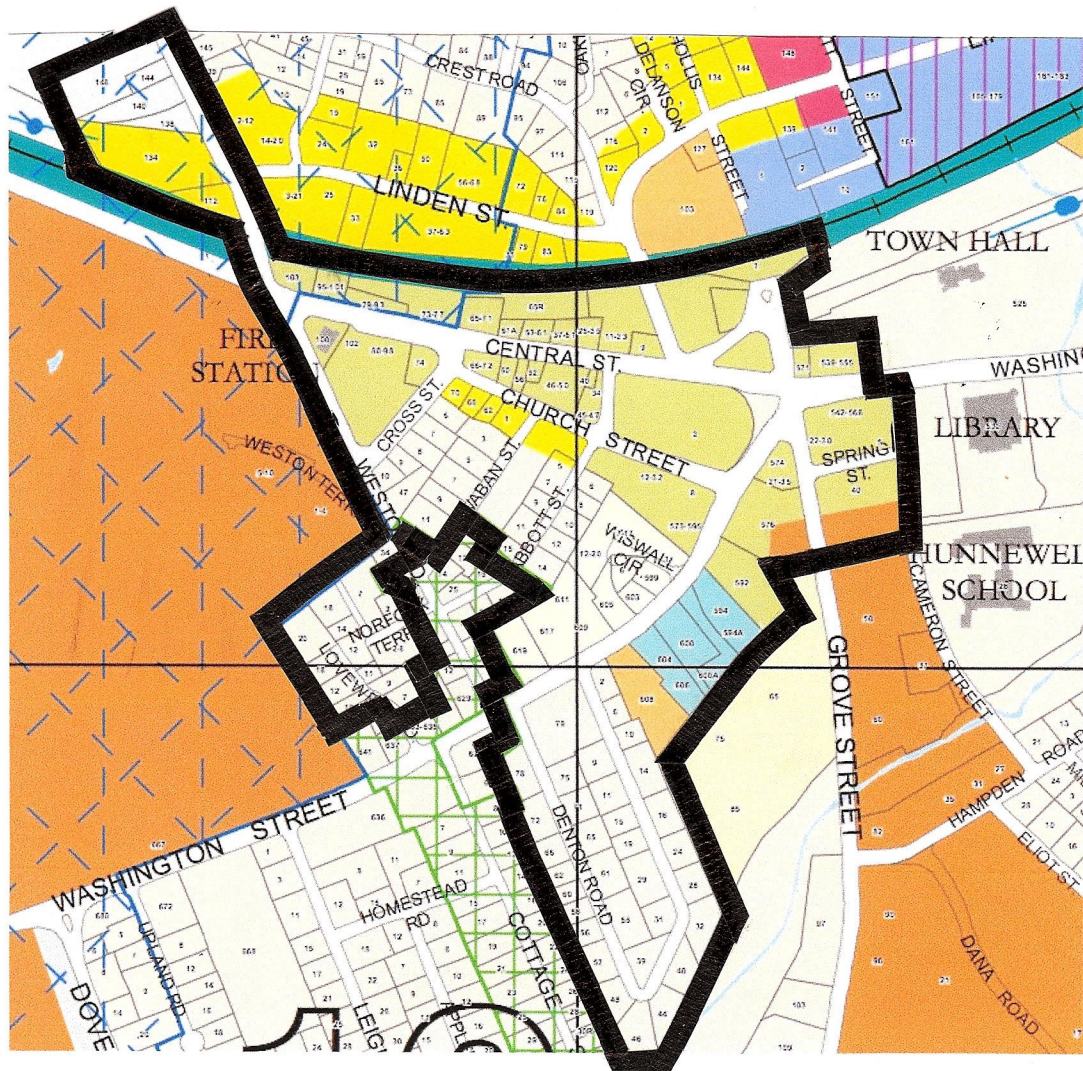
WELLESLEY LOWER FALLS VILLAGE AREA RECOMMENDED BOUNDARIES FOR SURVEY



Town of Wellesley Zoning Map
2002 (amended 2005)

Columbia Street	entirety
Glen Road	9
Ledyard Street	11 to 31 inclusive
Mica Lane	entirety
River Street	11
Washington Street	1 to 57 (odd), 2 to 56 (even)

WELLESLEY SQUARE VILLAGE AREA **RECOMMENDED BOUNDARIES FOR SURVEY**



Town of Wellesley Zoning Map
 2002 (amended 2005)

Abbott Street	5 to 15 inclusive	Norfolk Terrace	entirety
Cameron Street	5	Railroad Avenue	entirety
Central Street	entirety	Spring Street	entirety
Church Street	entirety	Waban Street	1 to 11 inclusive
Crest Road	1 to 9 (odd)	Washington St	539 to 619 inclusive
Cross Street	entirety	Weston Road	47, 112 to 148 (even)
Denton Road	entirety		
Grove Street	21 to 40 inclusive		
Lovewell Road	7, 9 to 20 inclusive		

Omit properties in Cottage Street LHD (these properties already in inventory)
 Include properties in Denton Road NCD (most of these properties not in inventory)

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Recorded by: Kathleen Kelly Broomer
Organization: for the Town of Walpole
Date (month / year): May 2008; rev. June 2008

Assessor's Number USGS Quad Area(s) Form Number

42/306

Norwood

182

Town: Walpole

Place: (*neighborhood or village*)

Address: 319 Common Street

Historic Name: George A. Plimpton School

Uses: Present: school

Original: school

Date of Construction: 1913

Source: Public Safety plans

Style/Form: Colonial Revival

Architect/Builder: Gay & Proctor

Exterior Material:

Foundation: stone

Wall/Trim: brick, stone

Roof: standing seam metal

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Condition: good

Moved: no | ✓ | yes | | **Date** _____

Acreage: 5.38 acres

Setting: residential neighborhood; adjacent to Walpole High School property with rear of Plimpton School property abutting Town Forest

INVENTORY FORM B CONTINUATION SHEET

WALPOLE

319 Common Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

182

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

One of three elementary school buildings constructed in Walpole in the 1910s and the only one still owned by the town, the George A. Plimpton School is a two-story brick and stone building with a gable-on-hip roof, a cupola at the roof ridge, and an interior brick chimney projecting from the northwest slope of the roof. Rectangular in massing, the building is four irregular bays deep and fourteen bays across the façade (northeast elevation). The bay organization of the façade displays a 4-1-4-1-4 rhythm on the second floor, and a 4-1-3-1-4 rhythm on the ground floor. The principal entry occupies the center bay, with secondary entries having shed-roof door hoods on brackets in the fourth and last bays. Doors in all entries are modern replacements. The building's principal Colonial Revival-style ornamentation is located at the center entry and the cupola. The center entry is situated in a slightly projecting frontispiece consisting of an oversized surround with fluted pilasters carrying a segmental-arched pediment with modillion cornice. The pilasters have a stylized, geometric quality to their design. Behind this surround, the cast stone is crafted to give the appearance of stone blocks composing two piers and a lintel across the top of the multi-light transom. A keystone-like escutcheon survives at the center of the lintel. This entry probably contained a pair of doors originally. At the cupola, paneled pilasters frame the louvered openings of the bell tower, beneath which are engaged turned balustrades with paneled aprons. The cupola retains a finial at the top of the bell roof and urn-like statuary at the four corners. The sole ornamentation on the side elevations is brick-outlined blind panels on the second floor. Double-hung windows contain replacement vinyl sash.

The Plimpton School is a well preserved example of historic school construction in Walpole, and maintains the greatest historic architectural integrity of any school building still owned and operated by the town of Walpole. While not the largest of the town's three Colonial Revival schools built in the 1910s, the Plimpton School maintains its original use as a public school, while the other two schools have been converted to condominiums and are now privately owned. Apart from the earliest section of Walpole High School, 275 Common Street (1907, MHC #143, see form), it appears the Plimpton School is the oldest school building currently in school use in the town of Walpole.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The George A. Plimpton School was built in response to overcrowding at the primary and grammar levels in the first Stone School (1886, MHC #142, **demolished** 1981), also known as the Centre School, at the corner of Stone and School Streets. In 1901, a Special Committee was appointed to see about building a new school house to supply the district's needs at the town center for ten to fifteen years. School Committee members J. Edward Plimpton and Philip R. Allen were included on the committee, which recommended that an eight-room school be built in a location near the Centre School "on ground high enough to insure a dry cellar and room enough for a playground." The number of classrooms sought reflected the School Committee recommendation of not more than twenty-five children per classroom. ["Report of the Superintendent of Schools," 1911]

Instead of building the recommended eight-room school at the town center, the town built a new four-room school at East Walpole and, in 1906, constructed an addition on the Centre School. In his 1911 annual report, School Superintendent Frederic W. Kingman expressed frustration with the continued overcrowding at the town center, where there were 439 students enrolled in grades one through eight at the Stone School, compared with 335 students ten years before. Kingman noted that of eight classrooms at the Centre School, five classes had over fifty students each (more than twice the School Committee's recommended class size), three classes had nearly fifty students each, and only one class had fewer than forty students, and commented: "In round numbers, there are one hundred more pupils at the Centre than 10 years ago, when the School Committee and a Special Committee said an eight room building was needed *at once*." ["Report of the Superintendent of Schools," 1911]

Plimpton School, an eight-room school with an assembly hall, was under construction in 1913 and opened in April 1914. The school was named in honor of George A. Plimpton (see form for Lewis Park-Plimptonville Area), donor of the land for this building and the adjacent

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

WALPOLE

319 Common Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

182

High School, 275 Common Street (MHC #143, see form) and Town Forest (MHC Area E, see form). George A. Plimpton and J. Edward Plimpton, long-time chairman of the School Committee, were brothers. Plimpton School originally was designated the upper elementary school at the town center, housing students in grades five through eight, while the Centre (Stone) School housed the lower elementary grades. In 1915, the configuration of the grade levels between the two schools was changed, with the Plimpton School housing those students in grades two through eight who lived in the immediate Walpole Heights neighborhood, allowing the district to save on transportation costs and ensure that “a larger number of children could go home to their dinners.” Two of the eight classrooms at the Plimpton School were equipped for manual training (wood shop) for boys and domestic science (cooking) for girls, a first for the elementary level in Walpole. The cooking facilities were intended to be used by High School students, too, since the domestic science facilities at the adjacent high school were “quite too limited for the most effective training.” [“Report of the Superintendent of Schools,” 1913, 1914]

Architects Gay & Proctor of Boston, later Cambridge, designed a number of institutional buildings and suburban residences in greater Boston in the late 19th and early 20th centuries. The firm’s other school commissions include Shattuck Elementary School, 57-59 Main Street, Pepperell (1893); in Arlington, the Locke School, 88 Park Avenue (1899) and the Cutter School, Robbins Road (1900); in Plymouth, the Oak Street Primary School (1902) and Mount Pleasant School, Whiting Street (1905); and Center School, 19 Washington St, Sherborn (1910).

Plimpton School is second of three public elementary schools constructed in Walpole in the 1910s. The first, which was dedicated in November 1913, was a four-room school in North Walpole, now known as the second Fisher School or the old Fisher School, 420 Main Street (1913, R. Clipston Sturgis, archt.; not inventoried). The one-story brick school building is now privately owned and has been converted to office condominiums. The third school was the Bird School, Washington Street, East Walpole (1919, MHC #148, R. Clipston Sturgis, archt.). This two-story brick school was sold in 1981 and converted to condominiums, now known as Washington Green. [Images of America, 21] Apart from the oldest section of Walpole High School, 275 Common Street (1907, MHC #143, see form), the Plimpton School is the oldest school building still in use in Walpole.

The Plimpton School has served many uses in its history, not all school-related. On the second floor of the building was the production center for the town’s printing operations. High School classes were held in the building during the recent renovations of the adjacent High School (see form). The town of Walpole rehabilitated the Plimpton School in 2003. Improvements included a new metal roof, rebuilding and painting of the cupola, repointing and repairing of the chimney, installation of new gutters, and renovation of bathrooms and other interior spaces. The building houses the Bridge Program, serving high school students with special needs.

BIBLIOGRAPHY and/or REFERENCES

See survey final report for complete citations

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Walpole bird’s-eye views: 1882, 1889.

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INVENTORY FORM B CONTINUATION SHEET

WALPOLE

319 Common Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

182

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible ☐ Eligible only in a historic district
☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Kathleen Kelly Broomer

The criteria that are checked in the above sections must be justified here.

George A. Plimpton School is a well preserved example of historic school construction in Walpole, and maintains the greatest historic architectural integrity of any school building still owned and operated by the town. While not the largest of the town's three Colonial Revival schools built in the 1910s, the Plimpton School maintains its original use as a public school, while the other two schools have been converted to condominiums and are now privately owned. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association, and appears to meet Criteria A and C of the National Register at the local level.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Recorded by: Kathleen Kelly Broomer
Organization: for Brookline Preservation Commission
Date (month / year): May 2008

Assessor's Number USGS Quad Area(s) Form Number

39/200/15-01

Newton &
Boston
South

3095

Town: Brookline

Place: (*neighborhood or village*) Brookline Village

Address: 400 Washington Street

Historic Name: First National Stores

Uses: Present: commercial-retail

Original: commercial-supermarket

Date of Construction: 1949

Source: building permit

Style/Form: Moderne

Architect/Builder: Herman L. Feer

Exterior Material:

Foundation: concrete

Wall/Trim: cast stone, brick

Roof: tar and gravel

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Condition: good

Moved: no | ✓ | yes | | **Date** _____

Acreage: 31,890 square feet

Setting: corner lot on western edge of commercial/institutional district at Brookline Village; lot bordered by two heavily traveled streets; parking lot off Cypress Street at rear of building

INVENTORY FORM B CONTINUATION SHEET

BROOKLINE

400 Washington Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

3095

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The former First National Store is a one-story, flat-roofed building with a rectangular footprint and a curved northeast corner, fronting the intersection of Cypress and Washington Streets. Marking the corner is a wide frontispiece of cast stone, with a tapered profile at the sides that gradually cants forward as it rises from the sidewalk to the cornice line. Round openings for recessed lights are set within the cornice to light the twelve-bay, metal and glass storefront, which is a replacement system. A single rectangular window opening, infilled with glass block, is located in the frontispiece next to the storefront. Beyond the curved frontispiece, the building extends another ten bays to the south, fronting Cypress Street, and five bays to the west, fronting Washington Street, both elevations being constructed of buff brick. The Cypress Street elevation incorporates an additional nine bays of replacement storefront, plus a single window infilled with glass block. The Washington Street elevation does not include storefront space, and instead features a band of five rectangular windows, set high on the wall above a common sill. The Moderne styling of the frontispiece and the lack of ornament are important character-defining features.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

First National Stores, Inc., a grocery chain, had this building constructed in 1949. Previously, First National Stores occupied a location on the opposite corner of Cypress Street, at 394 Washington Street. While Brookline does not have a directory for this period, the 1935 directory shows the First National Stores operated ten grocery stores and five combination grocery stores and supermarkets in Brookline: 1635 Beech Road; 1002 and 1420 Beacon Street; 357 and 819 Boylston Street; 226 Cypress Street; 616 Hammond Street; 146, 224, and 279 Harvard Street; 17 High Street; and 106, 235, 292, and 394 Washington Street. The establishment of supermarkets grew out of early 20th century efforts to make grocery stores self-serve, with customers gathering their own items rather than relying on store employees to wait on them. In the post-World War II era, many supermarkets catered to the auto-borne consumer, and required a parking lot immediately adjacent to the building. First National Stores was one of the nation's largest grocery chains, operating stores in the northeast. By the 1970s, the New England stores in the chain were operating under the names Finast (First National Store) or Edwards. Ultimately, the Finast and Edwards stores were merged into the Stop & Shop chain. First National was still operating at this 400 Washington Street location in 1960, the end-date for the current survey.

The town of Brookline changed the zoning of the building lot in 1947 to allow the supermarket to be built. In the late 1940s, the town explored ways to ease the recurrent traffic congestion on Cypress Street between Washington Street and Tappan Street. The proposed solution of widening Cypress Street was listed as "urgent" in the town's Long Range Report of the period. The owners of First National Stores donated to the town a strip of land along the Cypress Street frontage that enabled the town to widen the street at this location.

Architect of the First National Store, Herman L. Feer, worked independently and in partnership with architect Samuel S. Eisenberg (from 1929 to 1930 and 1932 to 1936) on a number of buildings in greater Boston. Information on Feer's architectural training has not been located to date. His commissions included houses, apartment buildings, and commercial blocks, among them another First National Store, 22-28 Langley Road, Newton (1941). In Brookline, Feer designed several commercial buildings on Harvard Street from 1910 through 1927, a commercial block at 374-376 Boylston Street (1936, MHC #2394), and the Citizen Publishing Company building, 473-481 Harvard Street, Brookline (1950, MHC #2556). His residential commissions included the Hyman Green House, 334 Kent Street (1939, MHC #495), and apartment buildings on Beacon Street from 1940 to 1954. Feer also designed the Newtonville Branch Post Office, 897 Washington Street, Newton (1929). His other work in the Moderne style of Brookline's First National Store includes a remodeling of the façade of 113 Commonwealth Avenue, Boston, during the building's conversion from single-family use to apartments (1936-1937), and the Pilgrim Manor Apartments, 46 Chiswick Road, Boston (1939).

INVENTORY FORM B CONTINUATION SHEET

BROOKLINE

400 Washington Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	3095
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See survey final report for complete citations

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"Annual Report of the Brookline Planning Board." *Annual Town Reports*. 1947 and 1948.

"First National Stores [company history]." Via www.grocerteria.com/stores/firstnational. Spring 2008.

"113 Commonwealth Avenue." BOSarchitecture. Via www.bosarchitecture.com. Spring 2008.

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

33	Medfield Norwood	K	See data sheet
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Photograph



Photo 1

Town: Walpole

Place (*neighborhood or village*): Walpole Center

Name of Area: Walpole Center-Common St Area

Present Use: residential, commercial,
institutional, open space

Construction Dates or Period: 1739-1960

Overall Condition: good

Major Intrusions and Alterations: see description

Acreage: approximately 31 acres

Recorded by: Kathleen Kelly Broomer

Organization: for Town of Walpole

Date (*month/year*): May 2008; rev. June 2008

Topographic or Assessor's Map

[In this space insert an excerpt from a topographic map or Assessor's map which clearly shows the limits of the Area; if space is not sufficient, use a continuation sheet. See MHC's Guidelines for Inventory Form Locational Information.]

✓ see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

WALPOLE

WALPOLE CENTER-COMMON ST AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

K

See data sheet

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

The Walpole Center-Common Street Area (photo 1) encompasses approximately forty historic properties framing the town common and extending southeast along Common Street to South Street and Ellis Street. The area includes high-style residential buildings and institutional buildings of townwide significance, and the greatest concentration of intact historic commercial buildings at the town center. At the heart of the area is the Walpole Common (1739/1789/1828), which is divided into three parts by Main Street (Route 1A), Elm Street and Common Street (joining as Route 27), West Street, and Front Street. These streets connect the historic properties in the area that do not face the common. The eastern section of the common, at the juncture of Main Street and Common Street, anchors the local commercial area through Walpole Center, where small-scale commercial buildings in a village setting give way to large-scale shopping center development farther north on Main Street. As the historic core of Walpole Center, the area includes the buildings of important town institutions. While the town library is present in this area, most town-owned institutional buildings are located to the northeast of this area and have been inventoried as a separate area (see form for Town Center Municipal Area). On Front Street and Common Street, this area also includes large residential buildings sited on generous lots. Some of the larger residential buildings in the area have been converted to commercial uses, most notably funeral homes. The boundaries of the area do not, however, encompass all of the residential neighborhoods that were associated with the town center. Future survey is recommended to cover adjacent residential areas on the side streets east and west of Common Street.

This area displays historic buildings constructed principally from the early 19th century through the early 20th century. A range of architectural styles is represented. Except as noted, most buildings are of wood-frame construction and have stone foundations, asphalt shingle roofs, and either wood siding or brick veneer walls.

A majority of the buildings in the area were constructed for residential use. Among the earliest examples is the expanded farmhouse known as the Calvin Hartshorn House, 118 Common Street (1827, MHC #91, photo 2). This 2½-story, five-bay by two-bay, side-gable dwelling features twin interior rear wall chimneys, a center entry, and a 2 ½-story rear ell. A lateral wing connects to the 2½-story gable-front barn located southeast of the main block. The house retains simple detailing, including a narrow entablature surround at the entry, thin cornerboards, and gable returns. A secondary entry, facing south in the rear pile of the main block, also has a narrow entablature as well as a narrow five-pane transom. Windows contain 6/6 wood sash, and there are pedimented dormers on the rear ell. The round-headed, Italianate-style attic windows in the gable ends of the main block may be later modifications. A late 19th-century photograph of the house shows a Victorian eclectic entry porch flanked by bay windows with dentil cornices, plus 2/2 sash; these features were removed at an unknown date. Diagonally across the street is the high-style Greek Revival Clapp-Cobb House, 103 Common Street (1st quarter 19th cent., MHC #93, photo 3). This well detailed 1½-story, gabled cottage has two facades, oriented toward Common Street (northeast) and Riverside Place (northwest). There is a single interior chimney near the rear end wall. Both facades are dominated by an integral porch on thin columns that do not appear to be original but may be Colonial Revival-style replacements. Four bays on Common Street and four bays on Riverside Place, the house retains a principal entry in the third bay of the side-street elevation. This entry, which is set beneath the integral porch, displays an entablature surround, a multi-light transom, and three-quarter-length sidelights. Other character-defining features include flushboard siding in the gable end facing Common Street, long windows on the same façade, and blind fans present over windows on both street elevations. Windows contain replacement sash.

The area displays other examples of the Greek Revival style. The 2½-story, wood-shingled Beeri Clark House, 3-5 South Street (ca. 1850, photo 4) is noteworthy for its four-bay temple front facing Common Street with fluted columns. The entry is in the second of four bays on the South Street elevation, flanked by full-length sidelights beneath a Colonial Revival-style hipped projecting porch. Windows contain replacement vinyl sash. The main block, which has substantial rear additions, retains a wide plain frieze and paneled cornerboards. A gable-front, Greek Revival cottage, three bays across with an end-bay entry, is the Washington Glover House, 64 Common Street (1830, MHC #86, photo 5); see below for a description of the Victorian eclectic modifications made to the house in the late 19th century.

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Some of the most substantial houses in the area Walpole Center-Common Street Area are Italianate in style. The Deacon Willard Lewis House, 33 West Street (1826/1863 MHC #8, NRIND, photos 1 and 20) facing the common is town-owned and serves as the headquarters of the Walpole Historical Society; see the National Register of Historic Places nomination for further information. Perhaps the largest Italianate-style house surviving in Walpole is the Col. William Moore House, 45 Common Street (1875; MHC #78, Robert Allen, archt., Porter S. Boyden, builder; photo 6). This sizable two-story dwelling, now a funeral home, is roughly cubic in shape on the main block, three bays across with a center entry and three bays deep. There is a two-story rear addition. The house retains a low-pitched hipped roof, bracketed overhanging eaves, an interior end wall chimney on the south side, and a square cupola featuring round-headed Italianate windows, bracketed eaves, and a finial. Though the main entry has been altered, the porte-cochere supported by chamfered posts is original, the only survival of an original wrap-around porch, most of which has been enclosed. The house is now clad in vinyl, though some 1/1 wood sash survives. A segmental-arched pediment originally topped the rounded bay over the entry and has been removed. Displaying a transition between the Italianate style and the Second Empire is the Clapp-Wentworth House, 79 Common Street (3rd quarter 19th cent., MHC #80, photo 7). The house retains a fine bell-cast mansard roof clad in asphalt shingle, a round-headed Italianate window in the attic over the entry, and segmental-arched dormer windows with scroll bases. The narrow fanlight over the center entry, and the flanking sidelights, suggest an earlier house that may have been remodeled in the mid-19th century. Windows contain replacement sash, and dormer windows have scalloped shingles on the side walls. The hipped entry porch with paired posts appears to be a Colonial Revival-style addition.

The area includes some houses, most from the last quarter of the 19th century, that are eclectic in their ornamental detailing. The Washington Glover House, 64 Common Street (1830, MHC #86, photo 5), while older, was apparently remodeled in the 1880s. Originally a three-bay gable-front cottage, the house was modified to include a two-tier, hip-roofed tower on the north elevation, a shed-roofed porch with turned posts and pierced splats, decorative bargeboards with brackets in the gable ends, and a lateral wing with a Colonial Revival-style shed dormer. The house is clapboarded on the first floor and shingled above. The tower incorporates a fixed window containing Queen Anne multi-pane sash. The Porter Boyden House, 119 Common Street (ca. 1880, MHC #95, photo 8) reportedly is the home of one of Walpole's prominent late 19th-century builders. This 2½-story dwelling on a brick foundation incorporates some Italianate-style features such as the bracketed eaves, two-tier bay window with paneled aprons, and pedimented dormer on the façade with paired, round-headed attic windows. However, the absence of wide eaves at the roofline, the stylized design of the window heads on the façade, and the bracketed cornerboards all suggest a more eclectic approach. The entry appears to retain its original bracketed entablature and chamfered posts, but was enclosed with glass panes in recent years. Among the more eclectic houses in the area is the George Craig House, 40 Front Street (1882; J. Williams Beal, archt.; photo 9). The hip-roofed house features four tall brick chimneys decorated with inset panels, two on the sides of the 2½-story main block, and two on the two-story rear ell. A projecting entry pavilion centered on the façade is Stick Style in its inspiration, consisting of a one-bay entry porch with chamfered posts and attenuated brackets; paired and triple windows on the upper levels framed by applied stickwork and brackets, a terracotta medallion in the projecting shingled wall dormer, and bargeboards in the gable end. Other detailing includes terracotta panels over the first floor windows, and brackets at the open eaves. Though now sided in vinyl with replacement windows, the house retains leaded windows in the fixed transoms of the façade attic windows.

The only example of its type in the area is the 2½-story Hartshorn House, 48 Common Street (4th quarter 19th cent., MHC #85, photo 10). Some incompatible additions were made to the house in connection with its current use as a funeral home, particularly the substantial projecting porch on the façade and the neo-mansard rear addition. However, the hip-roofed house displays the leaded glass windows, ornamented brick chimneys, decorated bargeboards, and stucco and half-timbering on wall surfaces typically associated with the Queen Anne style or a transition to the English Revival. The wide shed dormer on the façade is an early 20th-century addition.

Early 20th-century, Colonial Revival-style houses are located on Common Street across from Riverside Place. These 2½-story, hip-roofed colonials generally have square massing, projecting front porches, and dormer windows. The house at 102 Common Street (ca. 1900, photo 11) is a good example of the four-square type, with a full-width front porch, slightly projecting bay window adjacent to the entry, and a pedimented dormer. A fine example of the Colonial Revival, and among the later historic dwellings in the area, is the Dr. Connally House and Office, 74 Common Street (ca. 1925, MHC #87, photo 12). Character-defining features of this hip-roofed brick colonial include the symmetrical façade with center entry, the broad entry porch featuring columns, pilasters, and a rooftop balustrade, first floor windows set in round-headed surrounds with cast stone "keystones," the one-story sun room on the south elevation, and a center dormer, and the finely detailed dentil cornice.

Of institutional and commercial buildings in the Walpole Center-Common Street Area, the oldest appears to be the gable-front, United Church of Walpole [First Parish Church], 30 Common Street (1783/1839, MHC #82, photo 13), which was moved from the common to its present site in 1839. Reportedly incorporating some timbers from the 1726 meeting house, the building was remodeled in the Greek Revival style after the move. This remodeling apparently produced the granite block foundation, paneled corner pilasters, and temple-fronted façade

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with fluted columns, along with flushboard siding on the façade. The steeple was restored after falling to the ground during the Hurricane of 1938; the restoration may be the work of the Boston architecture firm Perry, Shaw & Hepburn. Photographs from 1938 show a main block that was originally three bays deep. Addition of a substantial hall at the rear gives the building its current T-shaped footprint; this addition appears on the Sanborn fire insurance maps between 1927 and 1944, and may date to the 1939 work on the church by Perry, Shaw & Hepburn. Smaller in scale is Epiphany Episcopal Church, Front Street (1895, MHC #150; Melzar Allen, bldr.; photo 14), a cross-gabled building clad in wood shingle siding. Though the building is listed in the Commonwealth's public safety plans, no architect's name is supplied. Originally constructed as a Shingle style church with a gabled, single-bay, enclosed entry porch, the three-bay by four-bay main block has been considerably expanded, including construction of a rear addition with a steeple in 1958 (Earle Kempton, archt.), and additions to the façade in recent decades. External buttresses were added in 1962 to support the side walls after a shift in the stone foundation caused a bulge in the wall on the West Street elevation.

Interesting for its evolution of style is the Walpole Public Library, 65 Common Street (1902-1903, MHC #92, Allen & Berry, archt., photos 15 and 16). The original Classical Revival brick block, two stories on a raised basement with a hipped roof, is now only visible from the rear of the building. This section retains many original features, including rusticated corner piers, a modillion cornice, a cast stone water table, and antefixae (ornamental blocks) at the outer corners of the roof. A brick, steel, and concrete addition (1968-1969) on the front and west side of the building expanded the interior, which could not be expanded to the rear due to space constraints on the lot. The result is a building that presents a Contemporary façade to Common Street, characterized by flat roofs, brick "piers" or vertical panels, double-height windows, and a steel and glass entry.

Perhaps the oldest extant commercial building in the Walpole Center-Common Street Area is the former Spear's Market, now the Colonial Building, 15-17 West Street (ca. 1876-1888, photo 17). This wood-frame, side-gable building, now seven bays by two bays on the main block with rear additions, retains two brick chimneys in front of the roof ridge, and a third chimney on the roof ridge. The building is vinyl-sided but retains some wood features, including round-arched attic windows in the gable ends. A historic photograph of the building shows a different configuration of windows on the second floor, including an oriel window in the present fourth and fifth bays. The hip-roofed porch is retained, though now supported by square posts; the original porch had oversized brackets and round posts. The storefront and entry configuration has been modified over the years, and the first floor façade is now faced with simulated stone. Windows contain replacement vinyl sash.

Brick blocks in the area were constructed in or adjacent to the business district, for either commercial purposes or institutional use. The former Walpole Bank, 979 Main Street (ca. 1927, Thomas M. James, archt.; Leighton-Mitchell Co., bldr.; photo 18) is a one-story brick block with flanking brick wings added between 1944 and 1958, according to Sanborn maps. An example of the Colonial Revival, the bank retains a scroll pedimented surround with paneled sides at the recessed center entry, an oversized arched transom window with intact tracery over the pediment; and cast stone decorative blocks at the upper corners of the original window bays. It appears the plain entablature, dentil cornice, and rooftop balustrade with engaged columns are original; further research is needed to confirm. The projecting brick wings have plain parapet walls. Windows contain replacement sash. Walpole Centre Block, 996-1008 Main Street (1928, photo 19) is a two-story, gable-front block with flanking one-story wings. The footprint of the building reflects the curve of the building lots at this intersection of Common Street and Main Street. The block features Classical Revival detailing typically associated with small-scale brick commercial buildings of the 1920s, including parapet walls with cast stone coping, dentil cornice executed in brick, upper-story oriel windows on the central block, and wood-frame storefronts with fixed transoms and recessed entries. The block comprises three separate assessors' parcels known as 996-1000 Main, 1002-1004 Main, and 1006-1008 Main. Some storefronts have been recently rehabilitated. Across the common, Odd Fellows Hall – Reliance Lodge, 1-5 West Street (1934; William G. Upham, archt.; photo 18) is a two-story brick block in the Colonial Revival style with storefronts at the ground floor. In addition to brick walls laid in four-course American bond, the building features a parapet wall, cast stone for the cornice (above the second floor) and belt course (below the second floor), and a wood surround at the recessed center entry. The surround consists of a segmental-arched pediment on fluted pilasters, with a plaque bearing the name of the building. Windows contain replacement vinyl sash but maintain the original brick surrounds at the openings, including fixed transoms on the ground floor windows. Among the later historic buildings in the area is the U. S. Post Office, 10 Common Street (1937, MHC #81, Louis S. Simon, archt., photo 19). This one-story, Colonial Revival-style post office has a symmetrical main block, five bays across with a center entry and approximately two bays deep, with interior end-wall chimneys and a rear wing. Character-defining features include the modillion cornice, plain frieze, oversized windows containing 9/9 wood sash, and the entry surround. Though the double doors have been replaced with a steel and glass system, the doors are flanked by sidelights with wood paneled aprons, and topped with an oversized, round-arched fanlight retaining its original tracery and a cast stone keystone at the top.

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Walpole Common is the principal landscape feature in the inventoried area, and an element around which many historic properties at the northwest end of the area are organized. Divided into three parts by local streets but considered a single unit (one assessors' parcel), the common is largely turf with scattered deciduous and evergreen trees that are not known to have been planted according to any comprehensive scheme. Asphalt pedestrian paths cross the east section (bound by West, Elm, and Main Streets), and the central section (bound by West, Front, Main, and Elm Streets). The common is the location for a number of monuments and structures of townwide significance that date principally from the 1880s onward. Two mark specific historic sites: the granite First Parish Church Marker (1936, MHC #904, photo 17) marks the site of the first two meeting houses in Walpole, and the granite French & Indian War Memorial Fountain (1901, MHC #901, photo 18) was reportedly placed over the original town well. Both are located in the east section of the common. Town planner John Nolen designed two rubblestone structures given to the town by the Bird family. The Walpole Bandstand (1902, MHC #912, photo 20), at the southern end of the central section near Main Street, is a Craftsman-style structure, consisting of tapered rubblestone piers carrying a hipped roof with open eaves and exposed rafters. Wood brackets span the piers, and the asphalt shingle roof retains a finial at the peak. Iron fencing is inserted between piers at the perimeter of the raised platform. The altered Bird Fountain (ca. 1905, MHC #913, photo 19), occupies the south section of the common, across from the post office. This fountain retains rubblestone piers carrying a network of wood framing elements. The fountain is scheduled for renovation and restoration.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The Walpole Center-Common Street area developed at the intersection of mid-17th century highways linking the sawmill at Cedar Swamp with surrounding settlements. Main Street (Route 1A) was the primary road to Dedham. Elm Street and Common Street were part of the secondary road between Medfield and Billings Pond (Sharon). The town center emerged as a settlement focus by the 1750s, when the region's primary post road shifted from Old Post Road to Main and West Streets.

Parcels known collectively as the town common were acquired by the town from 1739 to 1828. In 1739, Thomas Clapp gave the town the east section of the present common, later the location of the French & Indian War Memorial Fountain (1901) given by George A. Plimpton. Fifty years later, in 1789, the town purchased from Jacob and Ichabod Clapp the central section, later the location of the Bandstand (1902). Two gifts were made to the town in 1828 that completed the common, including the gift of the south section, donated by Jacob Clapp, Jr. and Lewis Clapp and later known as the location of Bird Fountain (ca. 1905). [*Town Planning for Small Communities*, Appendix IV]

Though no school buildings exist within area boundaries today, the first school in Walpole was built here in 1757-1758, at the northwest corner of West and Elm Streets. Replacing the first school was a larger school (1820) on the same site; this building subsequently was enlarged in the 1880s and converted to use as a doctor's house and office. The house (inventoried as MHC #57) was demolished in 1973. [*Images of America*, 12] The location of the school lot in the village shifted in the 1850s to the site of the present United Church Parsonage, 20 Front Street (see below)

Construction of the Norfolk-Bristol Turnpike (1806, now Washington Street) bypassed the town center, but contributed to Federal-period development at East Walpole (see area form) and South Walpole (see area form). Frequent service on the stage route continued, however, from North Walpole to the Plain (West Walpole) by way of the town center. [DeLue, 223] Bacon Hall (ca. 1829, no longer extant) on the site of Odd Fellows Hall, 1-5 West Street, served as a meeting hall in the village through the end of the 19th century.

Industrial development on the Neponset River adjacent to the inventoried area likely fueled growth within area boundaries. From 1812 onward, West Street immediately west of this area supported Daniel Clap's fulling mill (from 1812), which manufactured cloth, followed by a cotton thread mill (from 1821) operated by Harlow Lawrence. Deacon Willard Lewis, who in 1863 acquired the house at 33 West Street (now the Walpole Historical Society), manufactured lint bandages at the mill during the Civil War, later moving on to make carpet lining, cotton batting, and cotton percolator (used in the South for straining rosin). The business later became known as the Lewis Batting Company and, from 1905 onward, the Kendall Company (recommended for future survey). [*Images of America*, 34-35]

Few buildings in the Walpole Center-Common Street area appear to pre-date 1830, the end of the Federal period. The Calvin Hartshorn House, 118 Common Street (1827) is an important survival of farmhouses of the period. The house was updated in 1874 with bay windows and a Victorian eclectic porch, all since removed. The Hartshorn family owned the house until 1944. [*Images of America*, 15] Deed research is recommended to pinpoint a construction date for the Clapp-Cobb House, 103 Common Street (1st quarter 19th cent.), as the house is of some architectural distinction in Walpole for its combination of Gothic and Greek Revival-style detailing.

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In 1839, the former First Parish Church, by then known as the Unitarian Church, moved its 1783 meetinghouse from the east section of the common to the present location at 30 Common Street. Renovations in connection with the move led to the present Greek Revival-style building. The 1783 meeting house was associated for four decades with the Rev. George Morey as pastor. The matter of finding a successor to the Rev. Morey in 1826 was one factor that contributed to the establishment of separate Unitarian and Orthodox Congregational churches in Walpole. In its new location facing the common, the Unitarian church (known since 1927 as the United Church of Walpole) joined the 1820 school house at the corner of West Street and Elm Street (no longer extant) in establishing the common area as a setting for institutional buildings. Later additions would include the Center School (burned 1884) and its replacement, the Methodist Episcopal Church (1886), both previously occupying the site of the present United Church Parsonage, 20 Front Street; Epiphany Episcopal Church, Front Street (1895, see below); the U. S. Post Office – Walpole Main Branch, 10 Common Street (1937); and the Walpole Historical Society, 33 West Street (former Deacon Willard Lewis House, see below), which was purchased by the town in the 1970s.

Norfolk County Railroad, the first railroad built through Walpole, was constructed immediately northwest of the Walpole Center-Common Street area from 1847 to 1849. The twenty-six-mile line connected Dedham to Blackstone. The presence of this line, and the location of passenger and freight depots off Elm Street, likely contributed to expanded commercial development on Main Street at the town center. Other Walpole stops on the line were located at Plimptonville and West Walpole. Under various agreements, this line operated as a segment of a through route between Boston and New York, carrying long-distance and commuter trains. Railroad companies that owned the line include the New York & New England Railroad (1875-1895); the New England Railroad (1895-1898); the New York, New Haven & Hartford Railroad (1898-1968); the Penn Central Railroad (1969-1976); and Conrail (later CSX). [Karr, 292] The location of the depots shifted to West Street with the construction there of Union Station (1883, see form).

By the mid-19th century, Common Street emerged as a status residential district of sizable houses built on large lots. One of the finest examples of post-Civil War residential construction in the inventoried area is the Col. William Moore House, 45 Common Street. The property was known as Lionhurst for the two stone lions placed at the front entrance. The house remained in the Moore family until the 1940s [*Images of America*, 13], and is now one of two funeral homes within area boundaries. Moore (1835-1895) was a native of Ugborough, Devonshire, England. He fought in the Crimea as an English subject before coming to the United States, where he served in both the U. S. Army and Navy. After the Civil War, he owned Emerson Piano Company of Boston.

The 1884 and 1906 directories provide information on some area residents. In 1884, Calvin Hartshorn, 118 Common Street, was a millwright, and Beeri Clark, 3-5 South Street, was a farmer. Clark (1816-1896) also was an early Walpole historian. [*Once Told Tales*, 87] Porter S. Boyden, 119 Common Street, was a carpenter and builder. Lewis F. Fuller, who ran a cigars and confectionery business on Main Street, lived on Common Street opposite Riverside Place. Though Elmer S. Spear ran the grocery business or market at 15-17 West Street, Spear lived adjacent to this area, on Lewis Avenue.

Neither directory provides an occupation for George Craig, 40 Front Street. Craig was considered one of the town's leading citizens and served on the building committee for the first Town Hall, 980 Main Street, built the year before his house in 1881 (see National Register of Historic Places nomination; also inventory form for Town Center Municipal Area). Architect of both the Town Hall and the Craig House was J. Williams Beal (1855-1919), a native of South Scituate, later Norwell, Massachusetts. He studied architecture at the Massachusetts Institute of Technology and spent the early years of his career in New York, where he worked as a draftsman for the noted architecture firms of Richard Morris Hunt and McKim, Mead & White. After travel and study for several years in Europe, Beal settled in Boston, where he started his own practice. He later formed a partnership with his two sons. The firm's most important works included several buildings in Plymouth County, among them the County Hospital and Jail, and the Executive Building and Club House for the Walk-Over Shoe Company in Brockton. The firm also designed numerous residences throughout New England. [Withey, 44-45] In addition to the Town Hall and the first Stone School (1886, MHC #142, demolished 1981), Beal also designed Lewis Castle, 470 East Street (1892-1896, see also form for Lewis Park-Plimptonville Area).

In 1881, Reliance Lodge of the International Order of Odd Fellows (IOFF) began meeting at Bacon Hall, on the site of the present Odd Fellows Hall, 1-5 West Street. George Craig owned the building, which later became known as Odd Fellows Hall. The Reliance Lodge purchased the property after Bacon Hall burned, and built a new building in 1901. This building burned as well, to be replaced with the present building in 1934. [*Images of America*, 106-107]

The Col. Moore house was the location of two meetings in 1886 between Walpole Episcopalians and the Rev. J. S. Beers, general missionary of the Episcopal Diocese of Massachusetts, resulting in the establishment of Walpole as part of a joint mission with Canton. At the time, the Rev. W. F. Cheney of the Church of the Good Shepherd, Dedham, would conduct occasional services in Walpole at Bacon Hall on West

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Street. Under the direction of the Rev. Albert E. George, rector, land was acquired in 1887 for a church at the southwest corner of Front Street and West Street, though the laying of the cornerstone for the Epiphany Episcopal Church, Front Street, did not occur until 1895. Built by Walpole carpenter Melzar Allen, the church was consecrated in 1904. Col. Moore's widow donated a reed organ in memory of her husband, who served as Senior Warden in 1892-1893.

Another important institutional building constructed on Common Street after the turn of the 20th century was the Walpole Public Library, 65 Common Street. Charles S. Bird gave the building site to the town. His sister, Mary Reynolds Bird (1848-1894) led the efforts in 1872 to start a library association at East Walpole. This was the precursor to the free public library established at Town Meeting in 1876. The library collection was transferred to the town center and made available at Frank O. Pilsbury's drugstore until it was moved to the Town Hall constructed in 1881. Having outgrown the library facilities at Town Hall, the library trustees obtained \$15,000 from noted philanthropist and library supported Andrew Carnegie. This sum was combined with funds already earmarked for the library by the bequest of Frances W. Bird (1809-1894) of East Walpole, father of Mary Bird and Charles Bird and owner of Bird & Son. The library on Common Street, once a fine example of Classical Revival-style construction, was dedicated May 14, 1903. [Harding] Architects were Francis R. Allen (1843-1931) and James Lawrence Berry (1875-1931). Both men were born and educated in Boston. Allen completed a two-year course in architecture at the Massachusetts Institute of Technology and trained for two more years at the Ecole des Beaux-Arts in Paris, returning to Boston in 1879. Berry worked in Allen's office as a student-draftsman, continuing in Allen's employment after Allen's establishment in 1904 of an architecture firm with Charles Collens. Berry later (in 1926) became a partner in Allen & Collens. Francis R. Allen specialized in the design of educational buildings and libraries. His commissions in the early 20th century included chapels, libraries, and other buildings for Middlebury (Vermont) College; Williams College in Williamstown; Union Theological Seminary in Schenectady, NY; Andover Theological Seminary in Cambridge; Taylor Art Building, Memorial Library, and ten other buildings at Vassar College, Poughkeepsie, NY; and the library at Teachers' College, Columbia University in New York City. [Withey] The Contemporary addition to the façade and west wall in 1968-1969 greatly changed the appearance of the building from Common Street (see photo of original façade in 1952 *Town Report*), though the original library is easily discerned from the rear. Plans are underway to construct a new town library at the intersection of Stone Street and School Streets (see form for Town Center Municipal Area).

The presence of the Midland Division railroad, which passed under the bridge at Common Street at the southern end of the area, fueled suburban residential development at the town center from the 1890s onward. In 1892, the Old Colony Railroad built a six-mile segment of tracks between Norwood Junction and Walpole Junction (located west of the present Town Forest), extending an earlier line between Walpole Junction and North Attleboro, which had been completed in 1890. The railroad corporation established a passenger station off Ellis Street, two buildings away from Common Street. This station, which served Walpole Center, was known as Walpole Heights. The New York, New Haven & Hartford owned the line from 1893 to 1968. Passenger service on the line declined after World War I and was eliminated in 1938; the passenger depot was removed by 1944. Most regular freight service through this section was abandoned by 1956, after which the tracks were removed. [Karr, 299-300; Sanborn maps] Also generating residential development at this end of Common Street and flanking streets was the opening of the Walpole Tire and Rubber Company on South Street; this plant later was later occupied by Multibestos, which manufactured asbestos brake lining.

In March 1914, the town of Walpole adopted a general plan to beautify the community, secure and improve open space, and guide future development. A five-member committee headed by Charles Sumner Bird, Jr. commissioned Cambridge-based town planner and landscape architect John Nolen (1869-1937) to develop the plan. In addition to designing improvements for the layout and landscaping of Walpole Center, East Walpole, and South Walpole, Nolen recommended the acquisition of land in the Neponset River valley to create the River Valley Park System, a linear park reservation extending through the town from East Walpole to South Walpole. Nolen's drawings for Walpole were published in an eight-page bulletin entitled *Walpole – Plan Today for Tomorrow* (1914), and profiled in Nolen's book, *New Towns for Old: Achievements in Civic Improvement in Some American Small Towns and Neighborhoods* (1927). Nolen's study for the town center recommended selling the town hall and fire station property (see form for Town Center Municipal Area) for development as business blocks, and building their replacements on "a more commanding site" at the east corner of Common and Main Streets. Further research is needed to determine whether any effort was made to implement this proposal.

A Philadelphia native, John Nolen was a graduate of the Wharton School of Finance and Economy at the University of Pennsylvania and studied art and history at the University of Munich (1901-1902) before enrolling at the newly established Harvard University School of Landscape Architecture, from which he received a master's degree in 1905. Nolen established an office in Cambridge, and over the next thirty years designed over 400 projects in the realm of town planning or landscape design for both public and private clients. His work included planning projects for over fifty cities in twenty states, including plans for two entirely new towns: Kingsport, Tennessee, and Mariemont, Ohio. Nolen lectured widely, and his acceptance of a 1912 invitation from Bird & Son to speak in Walpole launched a seventeen-year relationship with the Bird family and the town. In addition to his town plan for Walpole (1913), Nolen's other projects in the

INVENTORY FORM A CONTINUATION SHEET

WALPOLE

WALPOLE CENTER-COMMON ST AREA

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community include the East Walpole Playground (1913); the grounds for the Walpole High School, 275 Common Street (1914, see form); the Town Forest, Washington Street (1914, see form); the grounds of Endean, the estate of Charles Sumner Bird (demolished, project 1914); Memorial Park (1923-1924), incorporating the Swimming Pool and Bath House (1926) and the Nevins Memorial Fountain (1930); and Francis William Bird Park, Washington Street (1924, see form).

Civic improvements took the form of monuments, fountains, and a band stand on the common. These structures were funded through the generosity of prominent citizens. George A. Plimpton (1855-1936), a well known bibliophile, philanthropist, and the senior partner of Ginn & Company, a textbook publisher based in New York City, grew up in Walpole and maintained a summer residence at his mother's family home, Lewis Farm, 401 East Street (see form for Lewis Park-Plimptonville Area). [*Collector's Recollections*] He donated the French & Indian War Memorial Fountain (1901) on the east section of the common, as well as land for the Town Forest (see area form); the High School, 275 Common Street (MHC #143, see form); and the grammar school at 319 Common Street (MHC #182, see form) that bears his name. Charles S. Bird (1855-1927), owner of Bird & Son paper manufacturers at East Walpole, gave the Bird Fountain (ca. 1905) on the south section of the town common, in addition to the land on Common Street for the Walpole Public Library. Bird and his wife, Anna (d. 1942) resided at Endean, their East Walpole estate on Mylod Street (burned 2000). They created the 89-acre Francis William Bird Park (see inventory form) at East Walpole in memory of their son. The similarity between the design of the Bird Fountain and the nearby Bandstand (1902) on the central section of the common suggests the Birds funded both structures. Isaac Newton Lewis (1848-1937), a lawyer and historian, resided at his family home and birthplace at 1 Plimpton Street (formerly known as 373 East Street) and at Lewis Castle, 470 East Street (1892-1896, J. Williams Beal, archt.). He authored the first comprehensive narrative of Walpole's history (1905). The granite First Parish Church Marker (1936) on the east section of the common memorializes the location of Walpole's 1726 and 1789 meetinghouses. The marker was the last of Lewis's donations to the community before his death. He also erected the bronze Lt. Barachiah Lewis Statue (1911, MHC #906) at Lewis Park (see also form for Lewis Park-Plimptonville Area).

Residents of the area in 1924, according to the voting list of that year, represented a range of occupations. Long-term residents, such as Calvin G. Hartshorn, 118 Common Street, and Porter S. Boyden, 119 Common Street, were in their eighties and retired. Several physicians lived in the area, including Walter Sherwood, 103 Common Street, and Frederick H. Fuller, 64 Common Street. Frank R. Gilmore, 108 Common Street, was a grain dealer, probably associated with the family business at 1015 East Street immediately northwest of this area. W. K. Gilmore & Sons Inc. was a Wrentham-based coal, grain, hay, and cement dealer. All milling and mixing for the Gilmores' Franklin, Norfolk, and Wrentham stores reportedly was done at the Walpole site, which opened in 1904. [*Images of America*, 40] Several men were employed in local industries in various capacities, as foremen, machinists, factory works, and manufacturers. Tradesmen lived in the area, as well as managers, salesmen, and clerks.

Much of the new construction in the Walpole Center-Common Street Area in the 1920s and 1930s was focused on the business district near the east section of the Common. Bill and Mamie McGlone operated McGlone's Diner (1923, removed or demolished) on the site of the present 1970s building at 7-9 West Street, located between the Odd Fellows Hall, 1-5 West Street, and Spear's Market/The Colonial Building, 15-17 West Street. Previously, the McGlones operated a diner at the corner of East and Main Streets, just northeast of this area. Serving the Route 1A truck route, mill workers, and townspeople, the diner remained here until at least 1958, according to Sanborn maps. [*Images of America*, 45; Sanborn maps] The former Walpole Bank, 979 Main Street (ca. 1927) was designed by the Boston architecture firm of Thomas M. James and constructed by Leighton-Mitchell Co. James (1875-1942) specialized in bank design. Buildings attributed to his firm include the Shubert Theatre, 265 Tremont Street, Boston (1910); Commonwealth Atlantic National Bank, Boston (1924); Union-Warren Savings Bank, 216 Tremont Street, Boston (1925); State Street Bank & Trust Company, 266 Devonshire Street, Boston (1929); and the East Cambridge Savings Bank (1931).

Between McGlone's Diner and the bank, Odd Fellows Hall, 1-5 West Street, was rebuilt in 1934 following a fire that destroyed the previous block on the site. The new block housed stores, office, and a print shop, in addition to the meeting hall for Reliance Lodge No. 137 of the IOOF. William G. Upham of Norwood was the architect. Upham's commissions included the Odd Fellows Hall, 661 Washington Street, Norwood (1912); the Masonic Temple, Day Street, Norwood (1916); Norwood Senior High School (1925); and Norwood Junior High School (1929).

The block of Main Street from the Common Street vicinity to Stone Street was redeveloped in the late 1920s and 1930s. The Walpole Centre Block, 996-1008 Main Street (1928) provided a bank of new storefronts, replacing stores located on the ground floors of detached wood-frame buildings, as wells as office space on the second story of the center block. This was the location identified by town planner John Nolen in 1914 as the ideal site for the placement of a new town hall. To the south, the Federal government built the U. S. Post Office – Walpole

INVENTORY FORM A CONTINUATION SHEET

WALPOLE

WALPOLE CENTER-COMMON ST AREA

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Main Branch, 10 Common Street (1937). Previously, the post office occupied a building around the corner on Main Street. Two years later, the Postal Service built a new post office on Union Street in East Walpole (see form for East Walpole Area).

By the late 1950s, two banks operated in the area. The Norfolk County Trust Company (formerly the Walpole Bank), 979 Main Street, expanded its facility at the north corner of Glenwood Avenue by 1956, with the addition of brick wings flanking the original block. Diagonally across Main Street, at the south corner of Stone Street, the Walpole Cooperative Bank, 982 Main Street opened its new brick building in 1958, having remodeled the former telephone exchange building on that site. [1956 and 1958 *Annual Reports*]

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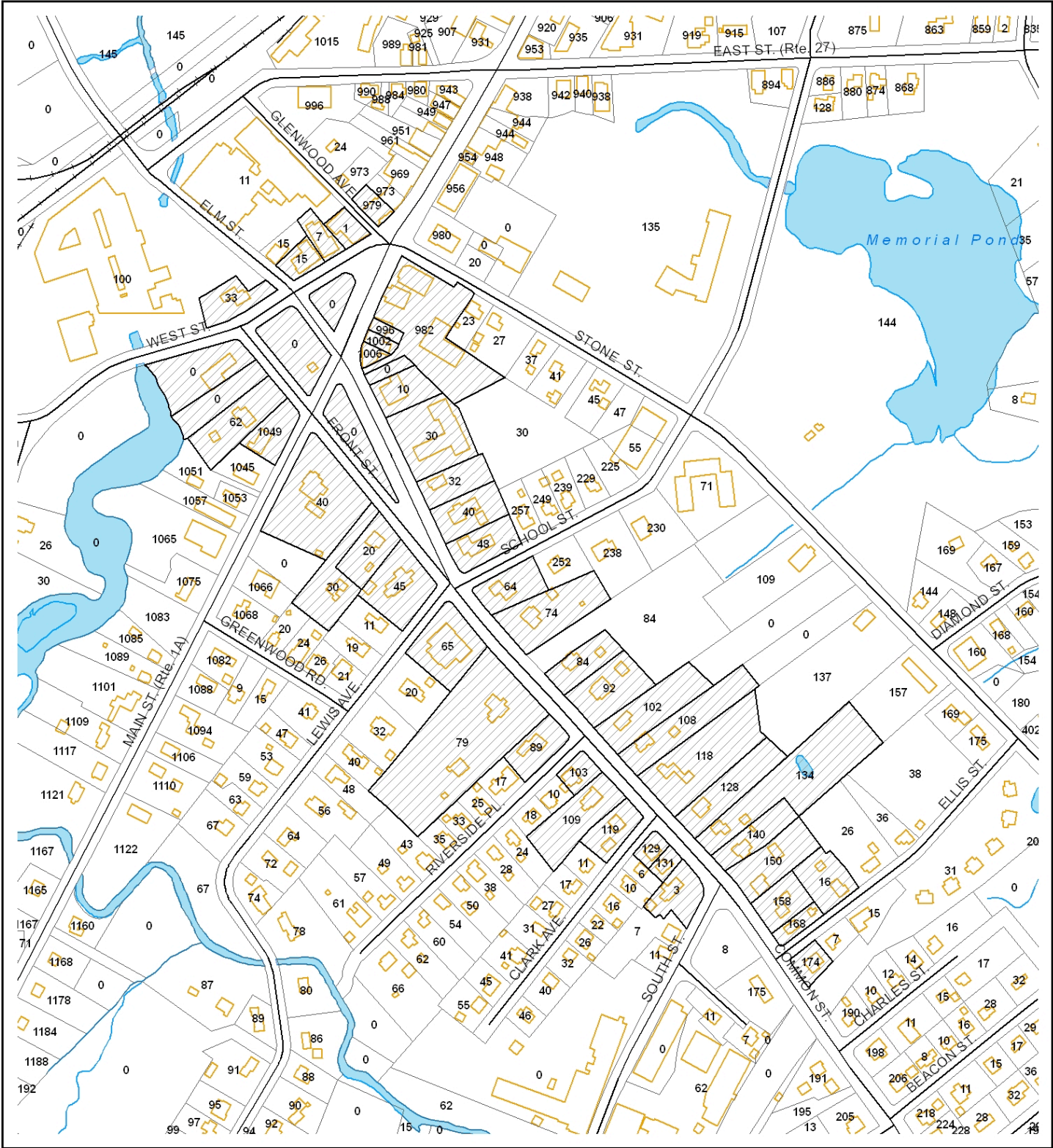
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INVENTORY FORM A CONTINUATION SHEET

WALPOLE

WALPOLE CENTER-COMMON ST AREA

MASSACHUSETTS HISTORICAL COMMISSION

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National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible only in a historic district
☐ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Kathleen Kelly Broomer

The criteria that are checked in the above sections must be justified here.

The Walpole Center-Common Street Area encompasses high-style residential buildings, institutional buildings of townwide significance, and the greatest concentration of intact historic commercial buildings at the town center. The three-part town common and Common Street, extending to the southeast, connect and define the area's historic resources. These resources illustrate Walpole Center's growth from an early 18th-century meetinghouse location to a status residential district and institutional core by the late 19th century, with residential, institutional, and commercial development complementing industrial growth in adjacent areas. The old Town Hall, 980 Main Street, which was listed individually in the National Register on 10/08/81, abuts this area to the north. The Deacon Willard Lewis House, 33 West Street (Walpole Historical Society), was listed individually in the National Register on 12/29/75 and anchors the northwest corner of this area. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Walpole Center-Common Street Area appears to meet Criteria A and C of the National Register at the local level.

The following buildings within the Walpole Center-Common Street Area appear to be eligible for the National Register individually:

United Church of Walpole, 30 Common Street
Calvin Hartshorn House, 118 Common Street

The following areas, which abut the Walpole Center-Common Street Area, are recommended for survey in the future and may be eligible for the National Register as part of the Walpole Center-Common Street Area:

Lewis Avenue residential buildings
residential buildings on side streets between Common Street and Stone Street
Kendall Company/Lewis Manufacturing Company complex, West Street

Walpole Center-Common Street Area (MHC Area K)
Walpole, Massachusetts

MHC #	Historic Name	Street # Street Name	Date	Style	Photo #
970	Walpole Common	Main Street	1739/1789/1828	---	17-20
901	French & Indian War Memorial Fountain		1901	---	18
912	Walpole Bandstand		1902	Craftsman	20
904	First Parish Church Marker		1936	---	17
910	Veterans Memorial (boulder)		1958	---	
913	Bird Fountain		ca. 1905	---	19
81	U. S. Post Office - Walpole Main Branch	10 Common Street	1937	Colonial Revival	19
82	First Parish Church-Unitarian Church (United Church of Walpole)	30 Common Street	1783/1839	Greek Revival	13
83	Fuller House	32 Common Street	ca. 1903	Colonial Revival	13
84	Hawes House	40 Common Street	ca. 1840	Greek Revival/Colonial Revival	10
78	Col. William Moore House	45 Common Street	1875	Italianate	6
85	Hartshorn House	48 Common Street	ca. 1899	altered Queen Anne	10
86	Washington Glover House	64 Common Street	1830	Victorian eclectic	5
92	Walpole Public Library	65 Common Street	1903/1967-1969	Classical Revival/Contemporary	15, 16
87	Dr. Connally House and Office	74 Common Street	ca. 1925	Colonial Revival	12
80	Edmund Clapp House	79 Common Street	3rd quart. 19C	Italianate/Second Empire	7
309		84 Common Street	ca. 1876-1888	Queen Anne/Colonial Revival	
310		89 Common Street	ca. 1946	Postwar Traditional/garrison	
88		92-94 Common Street	last quarter 19C	Victorian eclectic	

Walpole Center-Common Street Area (MHC Area K)
Walpole, Massachusetts

MHC #	Historic Name	Street #	Street Name	Date	Style	Photo #
89		102	Common Street	1900	Colonial Revival/four-square	11
93	Clapp-Cobb House	103	Common Street	1st quarter 19C	Greek Revival	3
90	Frank Gilmore House	108	Common Street	ca. 1900	Colonial Revival/four-square	11
94	Wade House	109	Common Street	4th quarter 19C	Queen Anne	
91	Calvin Hartshorn House	118	Common Street	1827	No style	2
95	Porter Boyden House	119	Common Street	ca. 1880	Victorian eclectic	8
311		128	Common Street	ca. 1901	Queen Anne/Colonial Revival	
96		129	Common Street	1st quarter 20C	Craftsman	
97		131	Common Street	1st quarter 20C	Colonial Revival	
312		134	Common Street	mid-19C	Greek Revival	
98		140	Common Street	ca. 1900	altered	
99		150	Common Street	4th quarter 19C	Victorian eclectic/Colonial Revival	
101		158	Common Street	?	Italianate	
102		168	Common Street	ca. 1920	Colonial Revival/four-square	
103		174	Common Street	ca. 1900[?]	Colonial Revival	
313	United Church Parsonage	20	Front Street	ca. 1900	Colonial Revival	
79	George Craig House	40	Front Street	1882	Queen Anne	9
314		62	Front Street	early 20C	Colonial Revival	

Walpole Center-Common Street Area (MHC Area K)
Walpole, Massachusetts

MHC #	Historic Name	Street #	Street Name	Date	Style	Photo #
150	Epiphany Episcopal Church		Front Street	1895	Victorian eclectic	14
315	Walpole Bank/ Norfolk County Trust Company	979	Main Street	1927/1956	Colonial Revival	18
316	New England Telephone Exchange/ Walpole Cooperative Bank	982	Main Street	ca. 1920/1958/ 2005	Colonial Revival	
317	Walpole Centre Block	996-1000	Main Street	1928	Classical Revival	19
318	Walpole Centre Block	1002-1004	Main Street	1928	Classical Revival	19
319	Walpole Centre Block	1006-1008	Main Street	1928	Classical Revival	19
320		1049	Main Street	ca. 1970	---	
321	Beeri Clark House	3-5	South Street	ca. 1850	Greek Revival	4
322	Odd Fellows Hall -- Reliance Lodge	1-5	West Street	1934	Colonial Revival	18
323		7-9	West Street	ca. 1971	---	
324	Spear's Market/The Colonial Building	15-17	West Street	ca. 1876-1888	Colonial Revival	17
8	Deacon Willard Lewis House	33	West Street	1826	Federal/Italianate	1, 20

KnowHow #6

INFORMATION AND ASSISTANCE FROM THE MASSACHUSETTS HISTORICAL COMMISSION

Historic Properties Inventory Forms

1. What is an MHC inventory form?

Massachusetts Historical Commission inventory forms are the primary means for recording information on historic and archaeological resources in the Commonwealth. The forms are designed to record information on the location, appearance, and condition of these resources. They also allow the recording of information on the history of the resources, including their uses and the people and activities associated with them over time. Finally, inventory forms provide an evaluation of the significance of resources relative to similar properties and sites in a local or statewide context. Current photographs are attached to the forms, which also include a map showing the location of the resource.

2. Are there different types of inventory forms?

Yes. The MHC has developed standard inventory forms for ten categories of cultural resources: buildings, structures, objects, bridges, areas, parks and landscape features, burial grounds, streetscapes, historic archaeological sites, and prehistoric archaeological sites.

3. Who fills out MHC inventory forms?

Most inventory forms are completed by local historical commissions or by professional historic survey consultants working for local historical commissions. Inventory forms also are completed by municipal planning and community development offices and by local historic district commissions. Avocational and professional archaeologists complete inventory forms for historic and prehistoric archaeological sites. State and federal agencies complete inventory forms for historic properties under their ownership or properties that may be affected by their activities. Planners for both public and private projects subject to state or federal licensing, funding, or permitting may prepare inventory forms for historic properties potentially affected by the project. Historic preservation organizations, local historical societies, property owners, and other individuals and groups all regularly submit inventory forms for historic properties to the MHC.

4. Where are these inventory forms kept?

The Inventory of Historic and Archaeological Assets of the Commonwealth, also known as the statewide inventory, is a public record and therefore available for public use at the MHC office. Information on an estimated quarter-million historic properties is included in these files. The historic properties inventory forms are arranged by town and indexed by street address. In addition to the inventory forms, the statewide inventory files include information recorded on maps, in reports, and on computer database files.

Within local government, local historical commissions maintain a duplicate set of inventory forms, with original photographs, for their respective communities. Photocopies of local inventory forms often are available for public use at municipal libraries, offices, town halls, or other local repositories. Contact your local historical commission for more information on the location and availability of forms in your city or town. Remember that the MHC receives inventory information from many sources statewide, and may have forms and other materials not included in local files. Only forms on file with the MHC, however, are considered part of the Inventory of Historic and Archaeological Assets of the Commonwealth.

5. Can users search for specific information in the statewide inventory?

Yes. The MHC has developed a computer database, the Massachusetts Cultural Resource Information System (MACRIS), that has significantly improved a user's ability to locate information in MHC's inventory files. MHC staff is able to search the historic properties database for a wide variety of attributes or combination of attributes, including (to name just a few) historic name, date of construction, architect's name, architectural style, historic use, or building material. Researchers can then use the resulting database reports to locate more detailed information on the inventory forms.

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6. In what other ways are inventory forms used and who uses them?

Inventory forms are the foundation of municipal historic preservation efforts, and local historical commissions should keep other local government boards and officials aware of the availability of the inventory as a planning tool. Local inventories support the establishment of specific historic preservation tools, such as local historic districts and demolition review measures, and aid in their administration. Information from inventory forms finds its way into local classrooms, walking tours, historic marker programs, local comprehensive plans, and publications. Through their use, inventory forms help to raise public appreciation for and understanding of historic properties and sites.

Inventory forms also are the fundamental research and planning document supporting the MHC's efforts to evaluate and protect cultural resources. At the MHC, project planners and MHC staff consult the inventory files to determine whether historic resources are present in a project area and, if so, to assess the potential impacts of projects on historic resources. MHC staff also uses the inventory to determine whether historic properties are eligible for listing in the National Register of Historic Places; information from the inventory can be the basis for preparing a National Register nomination. Historians, students, property owners, realtors, and journalists are among the users who consult inventory forms regularly at the MHC. Location scouts even use the inventory to find possible settings for film and television shoots!

7. Does completing an inventory form place a property in the State or National Registers of Historic Places?

No. The inventory form is simply a record of information on a historic property. It does not give a property any official historic designation. Properties are listed in the State Register of Historic Places only when they have received one of several historic designations established under local, state, or federal law. A list of these designations is available from the MHC. Properties are listed in the National Register of Historic Places through a multiple step nomination process

administered by the MHC and the National Park Service. For further information, see MHC's *Know How #3: What You Need to Know About Listing in the National Register*.

8. Does inclusion in the statewide inventory place any restrictions on a property or its use?

No. However, inventory forms may be used to implement various locally adopted historic preservation mechanisms. Local demolition review, site plan and design review, and zoning overlays may cite the local inventory as a basis for identifying properties that are subject to the provisions of the ordinance or bylaw.

9. Where can I get inventory forms or help in preparing an inventory form?

First contact your local historical commission or the MHC to determine whether an inventory form has already been completed for the property in question. If not, ask your local historical commission for assistance in completing a form. Detailed instructions for completing all inventory forms are included in MHC's *Historic Properties Survey Manual*, on file with your local historical commission, and also available from the State Bookstore (617) 727-2834. Blank inventory forms and instructions for completing specific forms are available from the MHC.

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Website: www.sec.state.ma.us/mhc

KnowHow #3

INFORMATION AND ASSISTANCE FROM THE MASSACHUSETTS HISTORICAL COMMISSION

What You Need to Know about Listing on the National Register

The National Register is the nation's official list of buildings, districts, sites, structures, and objects important in American history, culture, architecture, or archaeology. The National Register program is administered through the Massachusetts Historical Commission on behalf of the National Park Service.

Nominations are based on comprehensive local inventories of cultural resources. Inventories are generally compiled on a communitywide basis by local historical commissions and record basic information about the historic, architectural, and archaeological significance of individual properties and districts in a community. The completed inventory allows preservation decisions to be made within a consistent context, and identifies properties that are eligible for listing in the National Register.

1. How do I get my property listed in the National Register?

Contact your local historical commission or the MHC to determine whether an inventory form has been prepared for your property or if any additional information is required; ask your local historical commission to forward their recommendation to the MHC regarding your property's eligibility for the National Register. The MHC staff will then evaluate your property to determine whether it meets the criteria for listing in the National Register either individually or as part of a National Register District.

Criteria for Listing

The criteria for listing in the National Register are:

- a) association with events that have made a significant contribution to the broad patterns of our history;
- b) association with the lives of persons significant in our past;
- c) embodiment of distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) likelihood of yielding information significant in history or prehistory.

Properties must meet at least one of the above criteria to be eligible for listing in the National Register.

The MHC staff evaluation team meets regularly to evaluate properties for the National Register. The object of the evaluation is to determine whether the property meets the criteria for listing. Decisions are based on MHC's knowledge of the resource and its integrity, and an understanding of the significance of the resource within its context. The inventory serves as the basis for all evaluation decisions. When the evaluation team does not have sufficient information to render a decision, additional information may be requested. When National Register districts are being evaluated, MHC staff may make a site visit prior to completing the evaluation.

If your property is eligible, the MHC will send you a nomination form and an instruction manual. You may wish to work with the local historical commission in completing the nomination or seek the assistance of a professional preservation consultant.

MHC staff will review your nomination submission for completeness and may request additional information. When complete, the nomination will be edited and processed by MHC staff, who will present it to the State Review Board of the Massachusetts Historical Commission at one of its quarterly National Register meetings.

The State Review Board will review the nomination and vote whether or not to nominate the property to the National Register of Historic Places. After being voted eligible, the nomination will then be forwarded to the National Park Service in Washington, D.C., for listing in the National Register of Historic Places.

2. What are the benefits of being listed in the National Register?

Recognition: The National Register recognizes the significance of a property to the community, state, and/or nation.

Tax Incentives: National Register listing allows the owners of income-producing properties certain federal tax incentives for substantial rehabilitation according to standards set by the Department of Interior.

Protection: National Register properties are afforded limited protection from adverse effects of federally assisted projects; and, through automatic inclusion in the State Register of Historic Places, limited protection from state actions.

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KnowHow #3

Grants: Inclusion in the State Register of Historic Places, which comes automatically with National Register listing, provides eligibility for matching state grants for restoration of properties owned by private nonprofit organizations and municipalities, when such grants are available.

3. Will National Register listing restrict the use of my property?

Listing in the National Register in no way interferes with a property owner's right to alter, manage, or sell the property when using private funds, unless some other regional and/or local ordinance or policy is in effect. If you use state or federal funds to alter your property, or need state or federal permits, the alteration will be reviewed by the MHC staff. Local funding and permitting do not trigger MHC review.

4. What is a National Register District?

Properties may be nominated to the National Register either individually or, if they are located within areas containing other significant properties, as districts. A National Register District may include any number of properties. The benefits and protections afforded by listing are the same.

5. Can my property be listed in the National Register if my community's inventory is not comprehensive?

Yes, in some cases. There are three exceptions to MHC's policy not to consider properties for the National Register in communities without comprehensive inventory.

If you can demonstrate that:

- 1) you, as the owner of income-producing property, are planning to do certified rehabilitation work and need National Register status in order to use the federal investment tax credits;
- 2) your property is in imminent danger of destruction; or
- 3) your property is of demonstrated state or national significance,

you may then submit a letter to MHC requesting a National Register evaluation for your property, stating why you want to have the property listed. However, you should note that without comprehensive inventory information, the eligibility of properties is difficult to establish. You will probably need to conduct supplemental inventory work to provide a context for evaluating the significance of your property.

6. If my house is listed in the National Register, are grant monies available for rehabilitation work?

Unfortunately, at present, the MHC does not administer federal or state rehabilitation funds for private homeowners. State grant monies, when available, are awarded only to properties owned by municipalities and non-profit organizations. Federal tax credits are available for substantial rehabilitation of income-producing and commercial properties.

7. Can I object to having my property listed in the National Register?

Yes. Once you receive notice that your property is being considered for listing in the National Register by the State Review Board, you may submit a notarized letter of objection to MHC. If your property is within a proposed National Register district, you will be invited to a public meeting in your community, prior to the State Review Board meeting, at which MHC staff will be available to answer questions about the listing. If your property is within a proposed National Register district, a majority of property owners (more than 50%) must submit notarized objections in order to prevent listing. If a majority of property owners do not object, the nomination may move forward and the properties for which there are objections will remain in the nominated district. If a majority of owners do object, the National Park Service may still formally determine the property(ies) eligible for listing, although actual listing will *not* occur.

8. Where do I go for assistance in preparing a National Register application?

Your local historical commission, local historical society, and library can provide useful resource material. Professional preservation consultants can assist you or your local historical commission with completion of the National Register nomination form. Also, when funds are available, matching Survey and Planning grants are awarded annually through MHC to fund professional National Register work. For more information, contact the MHC.

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1849 C Street NW, Room 1324, Washington, D. C. 20240

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Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission
Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, MA 02125
Phone: (617) 727-8470 Fax: (617) 727-5128
Website: www.sec.state.ma.us/mhc



Massachusetts Avenue Historic District, Worcester, both a Local and National Register Historic District

Can a property be designated both as part of a National Register District and as a part of a Local Historic District?

Yes, in this case property owners receive all the benefits from the federal listing and the assurance that the local bylaw or ordinance will protect the historic area from inappropriate alteration.

If my property is within a National Register District, will it eventually be designated a Local Historic District as well?

Not necessarily. An M.G.L. Chapter 40C Local Historic District is established only by a two-thirds majority vote of your city council or town meeting. It is a completely separate local process.

State Register of Historic Places

Properties within Local Historic Districts and National Register Districts are automatically included in the State Register of Historic Places.

Listing in the State Register:

- provides limited protection from adverse effects by state-involved projects.
- when available, provides owners of municipal or private non-profit properties opportunity to apply for 50% matching state grants through the Massachusetts Preservation Projects Fund.

If you would like more information on historic district designation, contact either your local historical commission or the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125 (617) 727-8470, www.state.ma.us/mhc

There's a Difference!



Local Historic District

Granby Local Historic District

National Register District

Sumner Hill Historic District, Jamaica Plain:
a National Register Historic District



MASSACHUSETTS HISTORICAL COMMISSION

William Francis Galvin
Secretary of the Commonwealth

There is a difference...

There are substantial differences between a Local Historic District and a National Register District. This brochure has been prepared by the Massachusetts Historical Commission to help clarify these differences.

National Register Districts

A National Register District is part of the National Register of Historic Places. The National Register of Historic Places is the list of individual buildings, sites, structures, objects, **and** districts, deemed important in American history, culture, architecture, or archaeology. It is a federal designation and is administered by the Secretary of the Interior through the Massachusetts Historical Commission as the State Historic Preservation Office.

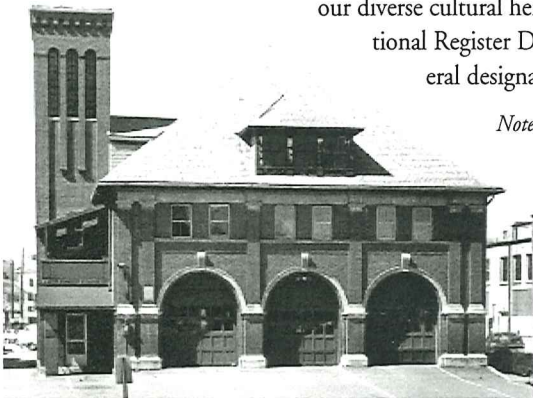
Listing in the National Register:

- recognizes that the area is important to the history of the community, state, or nation.
- allows the owners of income-producing properties certain federal tax incentives for rehabilitation.
- provides limited protection from adverse effects by federal or state involved projects.

If there is no state or federal involvement in a project (such as federal licenses, permits, or funding) and no pertinent local or regional regulations (such as a local historic district), then listing in the National Register of Historic Places does not in any way limit an owner's handling of the property.

There are over 900 National Register Districts in Massachusetts.

The National Register of Historic Places, begun in 1966, promotes an appreciation of our diverse cultural heritage. Communities with National Register Districts take great pride in this federal designation.



Fire Station, Melrose Town Center Historic District, both a Local and National Register Historic District

Note: A National Register District cannot be listed if a majority of the property owners submit notarized objections. Every owner of record of private property has the opportunity to comment and/or object to the nomination, and has one vote regardless of whether they own a single property, multiple properties, or a portion of a property.

Local Historic Districts

In general, local historic districts are far more effective at preventing inappropriate changes than a National Register District. In a local historic district, a locally appointed Historic District Commission reviews proposed changes to exterior architectural features visible from a public way. For instance, if a building addition is proposed in a local historic district, the property owner must submit an application to the Historic District Commission. The Historic District Commission holds a public hearing and makes a determination on whether the new addition is appropriate. If the addition is deemed appropriate, the Historic District Commission issues a Certificate, allowing the work to progress. Many Historic District Commissions have prepared *Historic District Design Guidelines* that clarify how proposed projects should respect the existing historic character.

Local Historic Districts in Massachusetts were first established on Beacon Hill and Nantucket in 1955. There are now over 200 local historic districts in Massachusetts. Local Historic Districts have been very effective at saving historic structures, neighborhoods, and villages from inappropriate alteration and demolition.

Following the steps outlined in Massachusetts General Laws Chapter 40C, Local Historic Districts are established by a two-thirds majority city council or town meeting vote.

By establishing a local historic district, a community recognizes the importance of its architectural heritage and how vulnerable it is to inappropriate alterations without this local regulation.

Many proposed changes are exempt from review. In a local historic district, there is no review of interior features. In addition, a variety of exterior features are often exempt such as air conditioning units, storm doors, storm windows, paint color, and temporary structures. The decision on which features are exempt from review depends on how the local bylaw or ordinance is written and passed by your city council or town meeting vote.

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